



GRASSROOTS
REALTY GROUP

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**111, 300 Auburn Meadows Common SE
Calgary, Alberta**

MLS # A2321716



\$292,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 302
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Stone Counters		

Inclusions:	N/A
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EXCEPTIONAL CORNER UNIT IN AUBURN BAY. Welcome to Unit 111 at The Auburn Rise an immaculate 2-bedroom, 2-bathroom ground-floor corner residence. Meticulously maintained and in pristine condition, this condo shows like it has never been lived in. The bright, open-concept layout features soaring 9-foot ceilings and expansive windows that flood the space with natural light. At its heart is a gourmet kitchen boasting white cabinetry, stainless steel appliance package, and a massive white quartz island. The primary suite offers a walk-through closet and a vanity ensuite, while the second bathroom features a highly functional dual-entry door system. Diverging from standard balconies, the massive, enclosed private patio features a gas line and faces lush, expansive greenery. Additional features include luxury vinyl plank flooring, titled weather protected underground parking, and assigned secure storage. Unmatched in location, this home is moments from the South Health Campus, premium shopping, dining, and major transit, while offering full, exclusive access to Auburn Bay lake amenities. Experience refined, maintenance free lakeside convenience. Contact today for your private viewing.