

**401, 110 Auburn Meadows View SE**  
**Calgary, Alberta**

**MLS # A2242168**



**\$360,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Top-Floor Corner Unit with Mountain Views & Lake Access in Auburn Bay. Welcome to Unit 401 at 110 Auburn Meadows View SE. A beautifully upgraded top-floor condo offering breathtaking mountain views and exclusive lake access in one of Calgary's most desirable lake communities. This bright and modern 2-bedroom, 2-bathroom home features a smart open-concept layout with upscale touches throughout, including quartz countertops, rich laminate flooring, stainless steel appliances, and in-suite laundry. The sleek kitchen is outfitted with full-height dark cabinetry, quartz surfaces, a generous pantry, and a complete stainless steel appliance package. Flooded with natural light, the spacious living and dining areas are perfect for hosting or unwinding. The primary bedroom boasts a walk-in closet and a private 3-piece en-suite, while the second bedroom is situated next to a full 4-piece bathroom. Deal for guests or roommates. A separate den provides the perfect spot for a home office or tech space. Enjoy year-round access to Auburn Bay Lake from summer beach days to winter skating, and walk to all the shops, restaurants, and amenities of Auburn Bay and nearby Mahogany. Heated underground parking and an assigned storage locker provide added convenience. Don't miss this rare top-floor opportunity in a prime lake community. Book your showing today!