



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**111, 25 Auburn Meadows Avenue SE**  
**Calgary, Alberta**

**MLS # A2284601**



**\$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>	877 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Owned, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<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, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

2 UNDERGROUND TITLED PARKING STALLS (WORTH APPROX. \$50,000!) + ASSIGNED STORAGE LOCKER + MASSIVE WRAPAROUND BALCONY! Welcome to 25 AUBURN MEADOWS AVE SE #111, the MOST KID-FRIENDLY CONDO in the building, perfectly located in the sought-after LAKE COMMUNITY of AUBURN BAY. Enjoy a BRIGHT OPEN FLOOR PLAN with LARGE WINDOWS and MODERN FINISHES that make everyday living and entertaining effortless. The CHEF’S KITCHEN showcases FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS AND STAINLESS STEEL APPLIANCES. Step outside to one of the BIGGEST WRAPAROUND BALCONIES in the complex, ideal for SAFE PLAY SPACE, MORNING COFFEE, or EVENING BBQs. This ground-floor unit offers EASY ACCESS for STROLLERS, BIKES, and GROCERIES, plus a PRIME LOCATION just steps to the LAKE, BEACHES, PARKS, SCHOOLS, PATHWAYS, SHOPPING, and RESTAURANTS. Move-in ready and LOADED WITH EXTRAS, this home delivers STYLE, SPACE, and CONVENIENCE. BOOK YOUR SHOWING TODAY!