

**208, 16 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2324220**



**\$324,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 565
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning bright, modern and spacious 2 Bed/2 Bath + Den (a bedroom size den), 9-foot ceilings with an underground heated parking and full-size underground storage unit, in very popular lake community of Auburn Bay. Its vacant and available for quick possession. Brand new carpet flooring and freshly repainted unit. The open concept floor plan with good size living spaces, perfect for entertaining. The kitchen features an abundance of cabinets, an island, stainless steel appliances and granite countertops. The living room is spacious and has an electric fireplace with the big window. The balcony is covered and even has a gas line for your barbeque. The spacious primary bedroom with a walk-through closet into the ensuite bathroom. The second bedroom with a big window/light and a full 4-piece bathroom right next door. Den is almost as big as a bedroom and an ideal workspace if you choose to work from home or use as a kid's playroom. This unit has In-suite laundry. This complex has a recreation common room, tons of visitor parking as well as street parking. With full lake access within walking distance, 5 schools, lots of green space, walking paths and parks, close to South Health Campus Hospital, shopping, cafes, restaurants and more! Auburn Bay has great access to both highways, Deerfoot and Stoney Trail (Ring Road) for great commuting in any direction and much more!!!