

310, 16 Auburn Bay Link SE
Calgary, Alberta**MLS # A2220141****\$360,000**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	924 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: garage control, all window coverings

Welcome to this stunning 3 bedroom, 2 bathroom corner unit located in the highly sought-after community of Auburn Bay! This beautifully designed home offers both style and functionality. As you enter the building, you're welcomed by a well-appointed and secure lobby that sets the tone for the quality and care found throughout the property. Step into the unit and immediately notice the bright, open-concept layout, complemented by laminate flooring and fresh light grey walls that enhance the natural light. The spacious living area seamlessly flows into the upgraded kitchen, truly the heart of the home. Quartz countertops, stainless steel appliances, an electric range, along with rich dark lower cabinetry and glossy light upper cabinetry offers a great combination of colours, creating a modern and elegant feel ideal for both cooking and entertaining. The living room is framed by your kitchen and opens to the balcony, the perfect space for entertaining or quite movies at home with the family. The large primary bedroom offers great space for a king size and all of your additional bedroom furniture. Your private ensuite with a walk-in shower and quartz vanity gives you a very spa like feel. Two additional well sized bedrooms, a full 4 piece bathroom, and extra storage space provide versatility for families, guests, or as a home office setup. Enjoy your morning coffee or unwind in the evening on the private corner balcony, an added bonus that offers both space and tranquility. Residents of Auburn Bay enjoy access to a vibrant community known for its scenic pathways, excellent schools, shopping amenities, parks, and family-friendly atmosphere. Your assigned parking stall in the parkade as well as ample street parking allow for ease of access to your new home and your additional storage unit gives you more space to have access to your alternative extra home needs.

Don't miss this exceptional opportunity to own a spacious corner unit condo in one of southeast Calgary's premier neighbourhoods. Schedule your private showing today—you’ll be glad you did!