

**108, 16 Auburn Bay Link SE
Calgary, Alberta****MLS # A2236988****\$339,000**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully maintained main floor unit in the vibrant and highly desirable lake community of Auburn Bay. Offering just under 900 sq ft of thoughtfully designed living space, this 2-bedroom plus den, 2-bathroom home is the perfect blend of comfort, style, and convenience. It's ideal for both homeowners and investors. Step inside to discover elegant vinyl plank flooring and an open-concept layout that flows seamlessly throughout the living areas. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The spacious living room features a cozy electric fireplace, perfect for relaxing evenings. The stylish kitchen boasts rich wood cabinetry, quartz countertops, stainless steel appliances, and a large central island, making it both functional and beautiful for cooking and entertaining. The generously sized primary bedroom includes a walk-through closet and a private 3-piece ensuite. A second bedroom, a full 4-piece bathroom, in-unit laundry, and a versatile den complete the interior. Enjoy exceptional outdoor living with a large private patio accessible from both the living room and the primary bedroom. Whether you're hosting friends, enjoying a quiet morning coffee, or soaking up the sun, this spacious outdoor area offers the perfect setting for relaxation or entertaining. It's a rare find in condo living. Additional features include a secure underground parking stall and full access to Auburn Bay's incredible lake amenities, including swimming, skating, kayaking, and more. Year-round recreation is right at your doorstep. Ideally located close to schools, parks, shopping, restaurants, the South Health Campus Hospital, and with quick access to both Stoney and Deerfoot Trail, this location truly has it all. Whether you're looking for a wonderful place to call home or a smart investment opportunity, this property checks all the boxes.

Don't miss out. Book your private showing today!