

**104, 10 Auburn Bay Link SE
Calgary, Alberta****MLS # A2247119****\$339,000**

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Secured, Side By Side, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV and TV mount, desk

Welcome to what may be the best unit in the best location of one of South Calgary's most desirable communities! This beautifully designed and spacious main floor corner unit offers the perfect blend of comfort, convenience, and lifestyle. With two bedrooms, a den, two heated underground parking stalls, and a separate storage cage, you'll have everything you need in one exceptional package. Enjoy the rare benefit of private street access, ideal for guests or pet owners. Along with a huge covered patio that offers privacy, room to relax, and a gas line for your BBQ. Hosting is easy with plenty of visitor parking just steps away. This bright and airy end unit is flooded with natural light from south and west facing windows and is equipped with air conditioning for summer comfort. The den is perfect for a home office or flex space and features sliding glass doors to the patio, adding to the open, functional feel of the home. The smart split bedroom layout offers privacy, with a generous primary suite on one side featuring a walk-through closet and 4 piece ensuite, and a second bedroom and full bathroom on the opposite side making it ideal for guests or roommates. The laundry is conveniently tucked away in its own closet. The kitchen is a true highlight with abundant cabinets, extensive counter space, and a large island with breakfast bar, making it ideal for casual meals or entertaining. The open-concept living and dining space easily accommodates a large sectional and oversized TV, perfect for movie nights or relaxing evenings in. This unit also includes a separate storage cage for all your seasonal and bulky items, and the two indoor heated parking stalls are located close to the elevator and staircase for added convenience. Your new home is located just a short walk from the South Health Campus, grocery stores, restaurants, coffee shops, pubs, the YMCA, and a

movie theatre. Plus, you're in a sought after lake community, giving you year round access to swimming, skating, paddle boarding and more. Don't miss this incredible opportunity to own one of the most well located and functional units in the building and the community!