

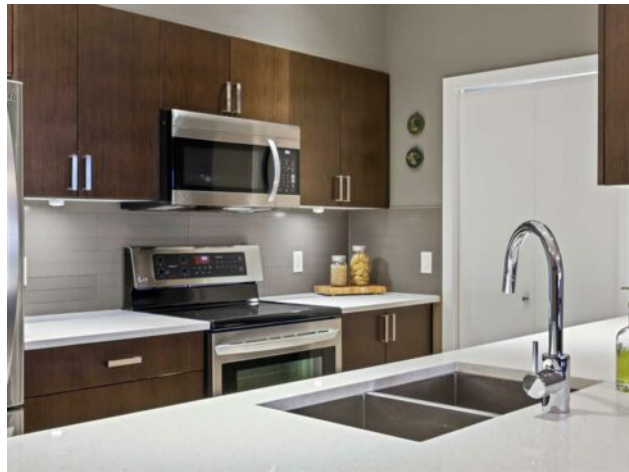


GRASSROOTS
REALTY GROUP

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**406, 10 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2203882



\$375,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Wall Mount		

Welcome to this meticulously maintained TOP FLOOR, WEST FACING condo in the highly sought-after community of Auburn Bay! Original owner and pride of ownership shines throughout. Featuring 2 bedrooms, 2 full bathrooms, and an open-concept living space. The chef's kitchen is a dream with quartz countertops, espresso cabinetry, stainless steel appliances, and plenty of counter space, perfect for meal prep or entertaining guests. The primary bedrooms offers gorgeous west-facing mountain views, a walk-through closet, and a stunning 4pc ensuite complete with a fully tiled shower with glass door and a soaker tub, perfect for unwinding after a long day. The second bedroom is a rare find with incredible 13-foot ceilings! Step outside to your west-facing balcony with a gas line, perfect for summer BBQs while enjoying the view. Additional features include in-suite laundry with a full-sized washer & dryer, air conditioning, in-floor heating, and an electric fireplace for cozy nights in. Recent updates include laminate flooring (2021), a newer dishwasher (2021), and a newer microwave (2022). Plus, enjoy the convenience of 1 parking space and a large storage locker. Living in Auburn Bay means exclusive access to Auburn Bay Lake & Clubhouse, featuring a 43-acre lake with sandy beaches, a splash park, playgrounds, a fishing dock, boathouse, tennis courts, picnic areas, and more! The lake is stocked twice a year with trout, making it a fisherman's paradise. In the winter, enjoy tobogganing, multiple ice rinks (including hockey and leisure rinks), and a skating loop. Conveniently located near schools, shopping, restaurants, banks, and essential services in both Auburn Bay and neighbouring communities like Mahogany and Seton. This is a rare opportunity to own a top-floor unit with stunning views in one of Calgary's most desirable lake

communities—don’t miss out!