# \$375,000 - 406, 10 Auburn Bay Link Se, Calgary

MLS® #A2203882

## \$375,000

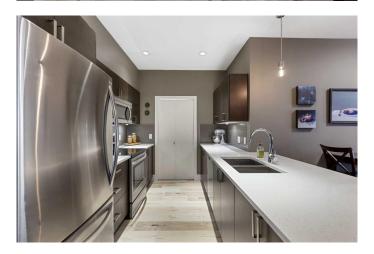
2 Bedroom, 2.00 Bathroom, 868 sqft Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

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 communitiesâ€"don't miss out!

#### Built in 2014

#### **Essential Information**

MLS® # A2203882 Price \$375,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 868
Acres 0.00
Year Built 2014

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 406, 10 Auburn Bay Link Se

Subdivision Auburn Bay

City Calgary
County Calgary
Province Alberta
Postal Code T3M 1Y8

#### **Amenities**

Amenities Elevator(s), Parking, Secured Parking, Storage

Parking Spaces 1

Parking Underground

#### Interior

Interior 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)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Window Coverings

Heating In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting, Private Entrance

Construction Composite Siding, Concrete, Stone, Wood Frame

#### **Additional Information**

Date Listed March 19th, 2025

Days on Market 22

Zoning M-2

HOA Fees 509

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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