

**411, 16 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2133434**



**\$389,500**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

2 BDRM, 2 BATH AND DEN, TOP FLOOR WITH 9 FT CEILINGS THROUGHOUT AND 12 FT CEILINGS IN THE PRIMARY BEDROOM. WELCOME TO THIS LOVELY, SPACIOUS AND BRIGHT CONDO, in a fantastic neighborhood. This high ceiling penthouse has such an air to it, facing NW, you will be cooler all day with sunsets in the evening to relax on your balcony, and enjoy peaceful quiet. Walking in, there's a coat large closet, and with no wasted space, directly into the kitchen that features SS appliances, Maple Cabinetry with under cabinet lighting, Quartz counters, island with seating, Then a den across from the kitchen. The two bedrooms are separated by the living room, and both have new carpets just installed, with the primary bdrm having soaring 12 ceilings, a walk-through closet of his and hers closets and a 3-piece ensuite with matching quartz. The 2nd bdrm is spacious with a 9 ft ceiling, and the 2nd bathroom is a 4 piece with soaker tub and matching quartz. Condo fees include heat, including heated floors for cooler months. Immediate possession is available. This unit comes with a secure and heated parking in the garage and storage. There is alot of free Visitor Parking in front of the building, but make sure to register your car in the lobby. This Auburn Bay community offers a private lake-living lifestyle with access to the 43-acre Auburn Bay Lake and accompanying parkland with swimming, Tennis, Beach, Playground, Gym, Club Programs and much more. There are walking trails and bike paths. For indoor recreation, the Brookfield YMCA is close by, apparently a very large facility. Close to shopping centers, the South Health Campus, public transit, and numerous schools, parks, and playgrounds. Not to mention easy access to Deerfoot and Stoney. This truly is one of the nicest areas in Calgary to call home. Don't miss this opportunity, the top floor units don't

come up for sale often.