



## 36 Auburn Bay Link Calgary Alberta

\$419,900

END UNIT- WALK TO LAKE - PET FRIENDLY WITH PRIVATE YARD- Welcome to Auburn Bay, where lakeside living meets modern convenience. This charming townhouse offers the perfect blend of comfort and practicality, ideal for first-time buyers or those looking to downsize. Step inside to find a spacious, open-concept main floor that flows seamlessly from the living room to the dining area and kitchen, creating a welcoming space for everyday living and entertaining. The kitchen is well-equipped with sleek granite countertops, stainless steel appliances, a pantry, and a handy utility closet to keep everything organized. Large windows throughout flood the space with natural light, enhancing the warm, inviting atmosphere. Upstairs, you'll find not one but two generous primary suites, each with its own 4-piece ensuite and dual closets, providing a comfortable retreat for everyone in the household. The upper level also features the convenience of laundry facilities, making everyday chores a breeze. Outside, a fenced yard offers space for pets or summer BBQs, and the assigned parking spot right behind the unit adds an extra layer of convenience. With vinyl flooring on the main floor, this home is not only stylish but easy to maintain. Living in Auburn Bay means access to an array of year-round activities, thanks to the lake and nearby parks. Whether you're into paddleboarding in the summer, skating in the winter, or simply enjoying the outdoors, there's something for everyone. Plus, the vibrant Seton shopping area is just minutes away, featuring restaurants, a Cineplex, and the South Health Campus for added peace of mind. All of this comes with low condo fees, making this townhouse a smart and affordable choice in one of Calgary's most desirable communities. (id:6769)

Kitchen 13.50 Ft x 13.17 Ft  
Furnace 6.25 Ft x 5.83 Ft  
Dining room 11.50 Ft x 12.92 Ft  
2pc Bathroom 3.33 Ft x 7.00 Ft  
Living room 17.17 Ft x 13.08 Ft

Primary Bedroom 15.08 Ft x 14.83 Ft  
Bedroom 15.17 Ft x 13.17 Ft  
4pc Bathroom 7.83 Ft x 5.00 Ft  
4pc Bathroom 7.83 Ft x 5.00 Ft

Listing Presented By:



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