



## 16 Auburn Bay Common Calgary Alberta

\$399,900

This modern, beautifully designed unit has the best location in the complex surrounded by mature trees overlooking a park like landscaping. Corner end unit - no one above you. Separate entrance to unit - no elevators. Kitchen has espresso cabinets with granite topped island, open concept living room, dining room plus a powder room on the main floor. Upstairs has a bonus/flex room, 2 primary bedrooms both with full bathrooms and walk-in closets, laundry room is just outside the bedrooms Two balconies. Primary parking spot in heated underground lot plus a titled stall right outside the unit. Complex is across the street from a pond with great walking pathways, next door to a kids park and 2 new schools nearby. Auburn Bay is a highly desirable lake community, close to countless amenities, one of the largest rec centres in Canada, and a state of the art hospital. Enjoy the 43 acre fresh water, filtrated lake, beautifully groomed beach, bbq kiosks, water park for the littles, kayaking, paddle boarding, tennis, pickleball, fishing and skating in the winter. HEAT, WATER and SEWER included in condo fees. (id:6769)

Kitchen 13.42 Ft x 11.83 Ft  
Living room 12.58 Ft x 14.83 Ft  
Dining room 12.17 Ft x 7.17 Ft  
2pc Bathroom 5.75 Ft x 4.83 Ft  
Primary Bedroom 15.00 Ft x 9.17 Ft

Primary Bedroom 11.42 Ft x 9.25 Ft  
Laundry room 3.75 Ft x 3.75 Ft  
Den 13.17 Ft x 6.58 Ft  
4pc Bathroom 7.33 Ft x 4.92 Ft  
4pc Bathroom 10.67 Ft x 4.92 Ft

Listing Presented By:



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