



GRASSROOTS
REALTY GROUP

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**109, 22 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2227262



\$399,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to this bright and spacious 883 sq ft condo offering 2 bedrooms, 2 bathrooms, and the perfect blend of comfort, style, and convenience. Located in the highly sought-after lake community of Auburn Bay, this move-in ready home boasts a thoughtfully designed open concept living space that seamlessly combines the living, dining, and kitchen areas. Enjoy a modern kitchen featuring stainless steel appliances, a central island with seating perfect for breakfast or casual dining, and direct access to a large covered patio for year round enjoyment. The large primary bedroom has a 3-piece ensuite bathroom and a walk-in closet. The second bedroom is generously sized and located near the stacked laundry. Residents enjoy exclusive lake access along with a wide range of outdoor activities and year-round community events. You're also within walking distance to restaurants, grocery stores, a movie theatre, and more. Additional highlights include: Two assigned parking stalls, Private assigned storage unit and Plenty of visitor parking. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in one of Calgary's best lake communities! Book your showing today