



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

307, 28 Auburn Bay Link SE
Calgary, Alberta

MLS # A2278210



\$310,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Brick, Veneer, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	Window Coverings, Garage Remote		

Welcome home. This beautiful 2 bedroom, 2 full bathroom home truly does have it all. Gorgeous wood floors span your open floor plan. Your chef inspired kitchen includes quartz counter tops, stainless steel appliances and a ton of cabinetry for storage. Adjacent to your kitchen is your dining area and living room making it the perfect space for entertaining or quiet nights at home with the family. Your primary bedroom is large enough for a king size bed and all of your additional bedroom furniture, brand new carpet, as well as offers you a spa inspired ensuite bathroom with walk-in shower, soaker tub and quartz topped vanity. The second bedroom is also very large, includes brand new carpet and is just across from you additional full bathroom with tub/shower combination adorned with gorgeous tile tub surround and quartz topped vanity. Your north facing deck gives you a great outdoor space for morning coffee or a glass or wine at night and is complete with a gas hook-up for your BBQ. In suite laundry and storage finish off this perfect unit giving you over 872 square feet of total living space. Underground parking is paramount for those cold Calgary winters and an additional storage locker give you more space for your belongings. Auburn Bay is truly one of Calgary's most sought after communities with great schools, shopping near by and the South Health Campus. Do not miss out on this opportunity to own a gorgeous home in one of Calgary's greatest communities.