



**56 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2304841



\$389,900

Division:	Auburn Bay		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,203 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

This beautifully appointed Zen townhome in the lake community of Auburn Bay offers an exceptional living experience with two parking stalls—a rare find in this complex! The main floor welcomes you with a bright, spacious layout, featuring laminate flooring throughout the living and dining areas. The kitchen boasts contemporary cabinets, quartz countertops, and stainless steel appliances, perfect for any culinary enthusiast. Freshly painted throughout and featuring brand new carpet upstairs, this home feels like new and is completely move-in ready. Upstairs, enjoy the convenience of dual primary bedrooms, each with its own ensuite, plus stacked laundry and access to a pull-down attic for extra storage. A newly installed hot water heater adds peace of mind for years to come. The fenced backyard is ideal for outdoor relaxation, and the proximity to the hospital, groceries, restaurants, YMCA, and more make this location incredibly convenient. Don't miss out on this fantastic, updated home—call today to schedule your private viewing!