



**311, 22 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2156123**



**\$409,888**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	855 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to 22 Auburn Bay Link SE, where comfort meets convenience in this beautifully designed 3-bedroom, 2-bathroom home. Nestled in a sought-after lake community, you'll enjoy breathtaking views of the Rocky Mountains right from your patio. Step inside to discover a bright, airy space featuring 9' ceilings and expansive windows that flood the home with natural light. The modern kitchen boasts abundant cabinetry, a brand-new refrigerator, stainless steel appliances, and stunning white quartz countertops. The eating bar island is perfect for casual dining, while the luxury vinyl plank (LVP) flooring adds a touch of elegance throughout. The spacious primary bedroom offers a walk-through closet leading to a full ensuite bathroom. The two additional bedrooms are equally inviting and share a well-appointed 4-piece bathroom. Relax by the electric fireplace in your cozy living room, or step outside to the sunny, southwest-facing covered patio—perfect for entertaining with its BBQ hookup. This pet-friendly complex also includes in-suite laundry, a storage locker, bike storage, and a titled parking stall. Located just across from the South Calgary Health Campus and within walking distance to Auburn Bay Lake, the world's largest YMCA, and the vibrant Seton Retail District, this home offers unparalleled convenience and lifestyle.