



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

MLS # A2156123



\$379,900

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	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 RARE 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.