



**304, 28 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2167860**



**\$400,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Faces Side, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 506
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\* BEST VALUE IN COMPLEX \*\*\*RARE 3 BEDROOM CORNER UNIT WITH PREMIUM SIDE-BY-SIDE PARKING STALLS, AND MOUNTAIN VIEWS! Welcome to this beautiful 3-bedroom condo, located in the heart of Auburn Bay, a 4-season lake community and just steps from the South Health Campus, Seton shopping, and more. As you enter, you're greeted by an inviting open-concept floor plan. The kitchen, on your right, features sleek quartz countertops, stainless steel appliances, and a built-in island that opens up to the spacious main living area. The owner's retreat is a true sanctuary, featuring 9-foot ceilings, a walk-through closet, and a spa-like ensuite. This private space offers the perfect spot to unwind after a long day. The second and third bedrooms are spacious, sharing a 4-piece bathroom. Step outside and enjoy the oversized corner balcony, where you'll be treated to beautiful mountain views—a perfect spot to relax and take in the stunning surroundings. This unit also comes with the convenience of two side-by-side parking stalls and a generous storage area, making life easier in every way. Auburn Bay is a vibrant community offering year-round recreational activities, including fishing, paddle boarding, skating and more, with plenty of local events to enjoy. Whether you're an outdoor enthusiast or looking for a family-friendly atmosphere, this neighborhood has something for everyone. With easy access to Deerfoot and Stoney Trail, commuting is a breeze, while nearby amenities provide the perfect blend of comfort and convenience. Welcome home!