



107, 22 Auburn Bay Link SE
Calgary, Alberta

MLS # A2200513



\$399,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 943 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas, Radiant | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 583 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Metal Siding | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: TV Wall Mounts

Believe it! This beautiful condo comes completely furnished! What an opportunity, just bring your suitcase and move right in. This property is completely set up for you including furniture, artwork, décor, TVs and mounts, electric fireplace, AC units, kitchen appliances, dishware, linens and cleaning supplies. The suite is also stylish and spacious, offering everything you need to live comfortably and entertain in style. The open-concept kitchen features sleek quartz countertops, stainless steel appliances, and a convenient eat-up counter, perfect for casual meals or hosting friends. The generous living and dining areas create a welcoming space for cozy nights in or dinner parties. Plus, the in-suite laundry makes life that much easier. Relax in your beautiful primary bedroom, complete with a walk-through closet and a luxurious ensuite featuring a soaker tub and separate glass shower. The second bedroom is perfect for guests or a home office and opens to your private patio, just a few steps from the second full bath. Need more space? The bonus den is ideal for a home office, a creative space, or a play area for little ones. Enjoy your own private outdoor retreat with a patio complete with a gas BBQ line, perfect for grilling on warm summer evenings. With two underground parking spots and a storage unit, you'll have all the space you need. Best of all, you'll have access to the amazing amenities of Auburn Bay Residents Association: take advantage of the 43-acre lake, fitness center, tennis courts, disc golf course, and more! Whether you're skating on the lake in the winter or paddleboarding in the summer, there's always something fun to do. It's the perfect spot to start the next chapter of your life.