

306, 22 Auburn Bay Link SE  
Calgary, Alberta

MLS # A2208266

\$347,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Auburn Bay                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 865 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Stall, Underground                 |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                    |            |        |
|-------------|------------------------------------|------------|--------|
| Heating:    | In Floor                           | Water:     | -      |
| Floors:     | Carpet, Hardwood                   | Sewer:     | -      |
| Roof:       | -                                  | Condo Fee: | \$ 517 |
| Basement:   | -                                  | LLD:       | -      |
| Exterior:   | Composite Siding, Wood Frame       | Zoning:    | M-2    |
| Foundation: | -                                  | Utilities: | -      |
| Features:   | Quartz Counters, Walk-In Closet(s) |            |        |

Inclusions: N/A

This unit offers a lovely layout in the well sought after Lake Community of Auburn Bay. It comes complete with Underground Heated Parking, Storage and Bikes lockers. This unit is a Block away from all amenities Seton has to offer, Shopping, Restaurants, Heath Services and the most amazing YMCA! This beautiful unit has some other amazing features such as a great floor plan with two big bedrooms and two full bathrooms, the primary suite has a walk through closet to it's own bathroom. a kitchen for the inner chef complete with a quartz top, stainless steel appliances and your own very private balcony right off the living area, you can enjoy this space all year around. Come and see what this unit and this amazing community has to offer. Seller says bring offers.