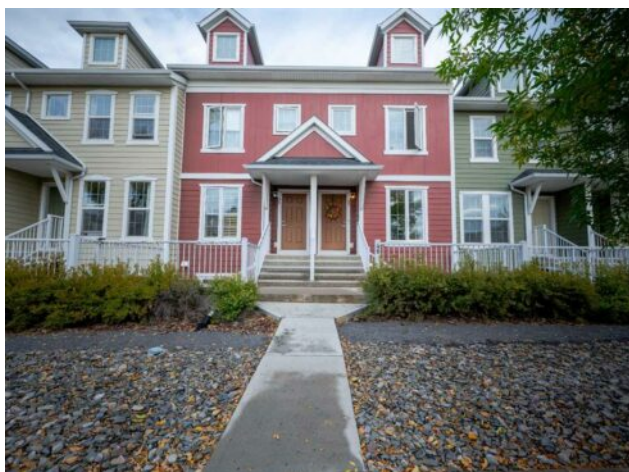


**42 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2262180



\$359,900

Division:	Auburn Bay		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,086 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Guest, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Track Lighting, Vinyl Windows		
Inclusions:	n/a		

Welcome to 42 Auburn Bay Link SE, a bright and inviting townhome on a quiet tree lined street with convenient street parking out front. Enjoy full access to Auburn Bay Lake and its year round amenities. Ideally located just minutes from the Seton Shopping District, you are close to restaurants grocery stores coffee shops liquor stores and a Cineplex theatre. Nearby walking and biking paths connect through Cranston and into the Bow River pathway system. The open concept main floor features large west facing windows a convenient half bath space for a full dining table and a modern kitchen with quartz countertops. The back entrance offers easy access to your parking stall visitor parking and a nearby garbage chute. Upstairs you will find laundry on the same level a large storage closet and two generous bedrooms each with its own private ensuite. The west facing primary bedroom includes a 4 piece ensuite plus added attic storage for seasonal items. With quick access to Deerfoot and Stoney Trail and close proximity to Seton and Mahogany this home is ideal for first time buyers downsizers or young families looking for comfort and convenience in a sought after lake community.