



GRASSROOTS
REALTY GROUP

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**111, 28 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2265113



\$249,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	546 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s)

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Cement Fiber Board, Stone

Foundation: -

Features: High Ceilings, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 343

LLD: -

Zoning: M-2

Utilities: -

Inclusions: Electric Fireplace

Tremendous opportunity and affordability for a first time buyer or investor...Welcome to Stonecroft at Auburn Bay—where comfort meets convenience in one of Calgary's most desirable lake communities. This recently modernized and updated ground-floor, one-bedroom condo offers a bright and open layout with 9-foot ceilings and durable laminate flooring throughout. The kitchen features sleek quartz countertops, modern stainless steel appliances including a brand-new, never-used stove, and seamless flow into the living room with electric fireplace, where large windows and a patio door fill the space with natural light. Step outside to your oversized patio, offering the rare bonus of private outdoor access right from your home, with the added benefit of a built-in gas line; your barbecue dreams just came true! The bedroom includes sliding doors to the patio, a walkthrough closet with built-in shelving, and direct access to the full bathroom for an ensuite experience. You'll love the thoughtful touches like in-floor radiant heat, an in-suite washer and dryer (less than a year old), and the convenience of a separate den that's perfect for a home office or extra storage. This unit also includes a heated, secure underground parking stall and an assigned storage locker for added peace of mind. Beyond your door, enjoy the unbeatable location across from South Health Campus and moments from the Seton YMCA, Cineplex VIP, restaurants, and shops—everything you need is right at your fingertips. As part of the Auburn Bay community, you'll have year-round lake privileges with access to the private beach, walking paths, and a vibrant, welcoming neighbourhood that truly feels like home. You are going to love living here!

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