



GRASSROOTS
REALTY GROUP

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108, 28 Auburn Bay Link SE
Calgary, Alberta

MLS # A2272132



\$245,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions:	n/a
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Great value for first-time buyers or investors! This ground-floor, one-bedroom plus den condo is located in Stonecroft at Auburn Bay, one of Calgary's most popular lake communities. The bright, open layout features 9-foot ceilings, and a modern kitchen with quartz countertops and updated stainless steel appliances, including brand new fridge and washer/dryer. The living area includes a cozy electric fireplace and opens onto an oversized patio with private outdoor access and a built-in gas line for your BBQ. The bedroom offers patio access, a walk-through closet with built-in shelving, and ensuite-style access to the full bathroom. Near the front entry, there is a den perfect for a home office or extra storage. Additional features include in-floor heating, brand new in-suite washer and dryer, a heated underground parking stall, and an assigned storage locker. Located across from South Health Campus and minutes from Seton's shops, restaurants, YMCA and Cineplex. Plus, enjoy year-round lake access in Auburn Bay. A fantastic place to call home!