



**301, 28 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2163637



\$424,900

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|------------------|--|---------------|------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 942 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Assigned, Enclosed, Guest, Secured, Side By Side, Stall, | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------------------------|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 564 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: White Shelves in Den/Flex Space; Curtain Rods/Curtains

OPEN HOUSE SUNDAY 2-4 PM. This 2-BEDROOM + DEN/FLEX ROOM unit is in Stonecroft, with access to a LAKE and CLUBHOUSE in the Auburn Bay community. The open-concept layout spans over 942 square feet, providing ample space for comfortable living. The unit has 2 UNDERGROUND HEATED PARKING STALLS near the entrance for easy grocery unloading! Upon entry, you will be greeted by 9-foot ceilings, modern laminate flooring, and IN-FLOOR HEATING (included in the condo fee). The kitchen features stunning white cabinetry with soft close hinges, stainless steel appliances, upgraded lighting, pot drawers, a pull-down kitchen tap with a deep sink, and white quartz countertops. Both bathrooms boast a 4-piece ensuite with a soaker tub, quartz countertops, and ceramic tiled floors. The primary bedroom easily accommodates a King bedroom suite with a striking dark accent wall and a well-sized walk-in closet. The primary ensuite also features a sleek glass-walled shower. Laundry is conveniently tucked out of sight in the unit, past the kitchen. Step out onto the south-facing deck with a BBQ gas line and enjoy the view. The location is unbeatable, close to major transportation routes like Deerfoot Trail and Stoney Trail, yet it has all the conveniences one needs within walking distance. The South Health Campus, medical offices, a world-class YMCA facility with a public library, grocery stores, Cineplex theatre, banks, restaurants, and various shops are all just a short walk away, making this home perfect for first-time home buyers, investors, or healthcare workers as a walkable rental. This home offers a WELLNESS LIFESTYLE and is in high demand due to the inclusion of 2 underground parking stalls and an owner's locker for extra storage. The building is pet-friendly and suitable for all ages. Move in today and experience the convenience and comfort of this

unit!