



**GRASSROOTS**  
REALTY GROUP

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**210, 10 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2212063**



**\$360,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	851 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Built-in Office Shelving

Welcome to Stonecroft at Auburn Bay &ndash; Where Lifestyle Meets Comfort. Nestled in the heart of the highly sought-after SE lake community of Auburn Bay, this beautifully maintained condo offers the perfect blend of convenience, comfort, and community living. Enjoy year-round access to one of Calgary's largest and most scenic lakes, with amenities that make every season an adventure. This spacious unit boasts over 850 sq ft of thoughtfully designed living space, featuring 3 generous bedrooms, 2 full bathrooms, and the added convenience of secure underground parking. Step inside to discover a bright and open concept layout, highlighted by rich laminate flooring, large windows that flood the space with natural light, and a cozy electric fireplace in the inviting living room. Enjoy seamless indoor-outdoor living with direct access to your private balcony &ndash; ideal for relaxing on sunny afternoons. The stylish kitchen is a true standout, complete with sleek white cabinetry, elegant quartz countertops, stainless steel appliances, and a large central island that doubles as your dining space. The primary bedroom is a serene retreat, featuring a walk-through closet and a private 3-piece ensuite. Two additional well-sized bedrooms, a modern 4-piece main bathroom, and convenient in-suite laundry complete this functional floorplan. Beyond the home, you'll love the unbeatable location &ndash; just minutes from schools, playgrounds, dining, shopping, and the South Health Campus. Commuting is effortless with quick access to both Stoney Trail and Deerfoot Trail. Whether you're looking for a fantastic place to call home or a smart investment opportunity, this exceptional property ticks all the boxes. Don't miss your chance &ndash; book your private showing today and experience the best of Auburn Bay living!

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