

\$364,900 - 412, 28 Auburn Bay Link Se, Calgary

MLS® #A2091618

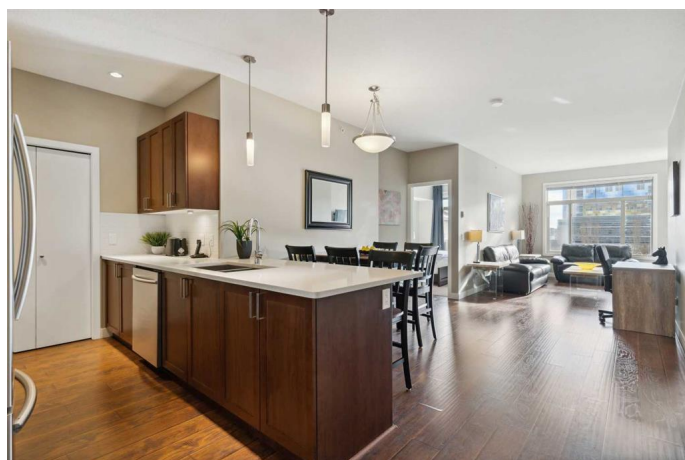
\$364,900

2 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Stonecroft at Auburn Bay, just a short walk across the street to the new South Calgary Health Campus. Spacious and impeccably clean, this top floor 947 square foot home has two bedrooms, 2 full baths and a den, with heated floors. Two heated underground parking stalls and a storage locker complete the package. The open living plan features hardwood floors, quartz counters, stainless steel appliances and an electric fireplace. There are 9'™ ceilings throughout, with the 2nd bedroom having a bonus 13'™ ceiling. Golf simulation anyone? The Auburn Bay community offers the lake-living lifestyle with access to the 43 acre Auburn Bay Lake and accompanying parkland and walking and bike paths. For indoor recreation, the Brookfield YMCA is nearby - the "biggest YMCA facility on earth"™! The den can be used for a person-cave, library, office, nursery, storage, art studio—it is so nice to have that extra flex-space. In-suite laundry is conveniently located off the kitchen. The kitchen is a generous galley-style with a peninsula offering seating for 3. There are abundant quartz counters to spread out on when cooking. Adjacent is a dining area for hosting dinners with friends and family. The roomy living area features a wall-mounted television and electric fireplace (both are included). The spacious primary bedroom suits a king bed, with a walk in closet and spacious ensuite. The primary bathroom features a soaking tub and separate glass-walled shower.



The 2nd bedroom is also a good size and is separated from the primary bedroom by the living room. A sunny south-facing balcony opening off the living room has a gas hookup for your BBQ, and glass railings. Condo fees include heat, with those wonderful toasty heated floors in cooler months. Immediate possession is available.

Built in 2015

Essential Information

MLS® #	A2091618
Price	\$364,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	412, 28 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z7

Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Heated Garage, Parkade, Underground

Interior

Interior Features	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Glass Doors
# of Stories	4
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 21st, 2023
Days on Market	13
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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