

\$419,900 - 106, 22 Auburn Bay Link Se, Calgary

MLS® #A2138274

\$419,900

2 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Ready for summer fun with lake privileges and a gorgeous wrap-around patio? Welcome to this two bedroom, two bathroom ground floor suite WITH ONE YEAR CONDO FEES TO BE PREPAID BY SELLER. Two heated secure underground parking stalls and a storage locker complete the package. Note the 2nd parking stall was \$15,000/stall when the unit was purchased, and none are available now as all spots are occupied. The vaulted covered patio ceiling faces the quiet seniors home with lovely grass area in between. Stonecroft at Auburn Bay is just a short walk across the street from the new South Calgary Health Campus. Spacious and impeccably clean, this 866 square foot home has luxurious heated hardwood floors and 2 portable a/c units for summer cooling. The open living plan features mid-tone hardwood floors, quartz counters, stainless steel appliances, and a laundry/storage room conveniently located off the kitchen. The kitchen is a generous galley-style with abundant quartz counters and a peninsula offering seating for 3. Adjacent is a dining area for hosting dinners with friends and family. The dining area flows into the living room which includes a wall-mounted television and electric fireplace. Nine-foot ceilings throughout. The thoughtful floor plan positions a bedroom and bathroom on each side of the living room. The spacious primary bedroom suits a king bed, with a walk through closet and luxurious ensuite. The primary four-piece bathroom features a soaking tub and separate



glass-walled shower. The second bedroom has its own sliding patio door and an adjacent four-piece bathroom. The Auburn Bay community offers 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”! Enjoy your morning coffee and wind up your day on your quiet east facing 192 square foot patio which has a gas hookup for your BBQ. The patio has easy access from the living room and second bedroom. Condo fees include heat, with those wonderful toasty heated floors for cooler months. Immediate possession is available. **BONUS! SELLER TO PAY ONE YEAR OF CONDO FEES ON BEHALF OF SUCCESSFUL BUYER.**

Built in 2015

Essential Information

MLS® #	A2138274
Price	\$419,900
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	106, 22 Auburn Bay Link Se
Subdivision	Auburn Bay

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z8

Amenities

Amenities	Beach Access, Clubhouse, Picnic Area, Playground, Secured Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Guest, Heated Garage, Parkade, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Glass Doors, Living Room, Ventless
# of Stories	4
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Entrance
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2024
Date Sold	July 26th, 2024
Days on Market	43
Zoning	M-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

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