

# **\$374,800 - 304, 28 Auburn Bay Link Se, Calgary**

MLS® #A2189209

**\$374,800**

3 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Stonecroft at Auburn Bay. This RARE 3 BEDROOM third floor, BRIGHT CORNER UNIT with MOUNTAIN VIEWS, including TWO adjoining assigned PARKING STALLS in the HEATED UNDERGROUND PARKADE plus a STORAGE UNIT. Conveniently situated one block to Auburn Bay Lake to the north and the South Health Campus to the south. The conveniences of Seton include a Superstore, YMCA, Public Library and Movie Theatre are just around the corner and the Ring Road is just 2 minutes away. The unit is inviting as you are greeted to a sunny open-concept floor plan. Vinyl plank flooring throughout and 9-foot ceilings. The gourmet kitchen offers rich dark wood cabinets, white quartz counters, stainless steel appliance package, including an over the range microwave. The Centre Island opens up to the spacious dining and living area featuring a mounted electric fireplace and place to mount your tv above. Walk through the French door onto the oversized northwest corner and covered balcony, where youâ€™ll be treated to enjoy the beautiful mountain views and evening sunsets. There is a gas outlet for the BBQ too. The 3 bedrooms offer 9-foot ceilings while the Primary bedroom features a large window, walk-through closet, and a spa-inspired ensuite with quartz counters and tiled floors. There is also another 4-piece bathroom for the additional two bedrooms. As this is a corner unit, it is enhanced with more windows letting in natural light. Auburn Bay is



a fantastic family friendly community offering year-round recreational activities at the beach, water sports, skating, and biking. And an easy commute out of town for hiking or camping.

Built in 2016

### Essential Information

MLS® #	A2189209
Price	\$374,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	840
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	304, 28 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 1Z7

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Phone At Lot Line, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Covered, Heated Garage, Insulated, Parkade, Underground
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Walk-In Closet(s), French Door
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Free Standing, Ventless
# of Stories	4

## Exterior

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

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	96
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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