



22 Auburn Bay Link Calgary Alberta

\$419,900

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 qui...

Kitchen 11.17 Ft x 8.92 Ft
Dining room 8.17 Ft x 7.67 Ft
Living room 13.92 Ft x 10.58 Ft
Laundry room 7.08 Ft x 2.92 Ft
Primary Bedroom 13.58 Ft x 9.92 Ft

4pc Bathroom 7.92 Ft x 7.50 Ft
Bedroom 12.92 Ft x 8.58 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft
Other 18.67 Ft x 10.33 Ft

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