



## 28 Auburn Bay Link Calgary Alberta

\$245,000

Great value for first-time buyers or investors! This ground-floor, one-bedroom plus den condo is located in Stonecroft at Auburn Bay, one of Calgary's most popular lake communities. The bright, open layout features 9-foot ceilings, and a modern kitchen with quartz countertops and updated stainless steel appliances, including brand new fridge and washer/dryer. The living area includes a cozy electric fireplace and opens onto an oversized patio with private outdoor access and a built-in gas line for your BBQ. The bedroom offers patio access, a walk-through closet with built-in shelving, and ensuite-style access to the full bathroom. Near the front entry, there is a den perfect for a home office or extra storage. Additional features include in-floor heating, brand new in-suite washer and dryer, a heated underground parking stall, and an assigned storage locker. Located across from South Health Campus and minutes from Seton's shops, restaurants, YMCA and Cineplex. Plus, enjoy year-round lake access in Auburn Bay. A fantastic place to call home! (id:6769)

Den 9.58 Ft x 4.92 Ft

Laundry room 3.00 Ft x 3.00 Ft

Other 7.25 Ft x 8.25 Ft

Living room/Dining room 15.25 Ft x 9.83 Ft

Primary Bedroom 8.83 Ft x 12.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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