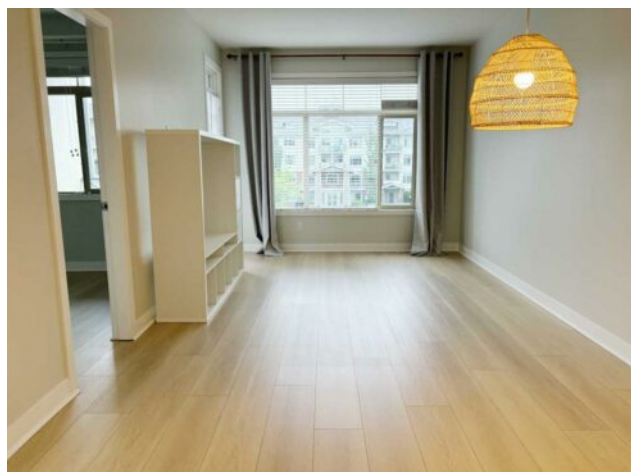


302, 10 Auburn Bay Link SE
Calgary, Alberta

MLS # A2242895



\$370,000

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	851 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Entertainment Unit and Desk plus vertical storage, window coverings in living room and primary bedroom.

Do you hear that? Exactly. Peace and quiet on this east facing unit for the wonderful morning sun. Unit 302 has upgraded LVP in all living spaces and bedrooms. All carpet removed. Fresh paint, cleaned to Go Clean Co standards, ready for you to move in. Two bedrooms, two full bathrooms, plus a den. The kitchen welcomes you into a modern, open concept space with quartz counters, stainless steel appliances and island with eating bar. With abundant natural light and neutral colors, the open concept living area allows for flexible furniture placement. Main lighting fixtures in kitchen, primary and second bedrooms and den have been updated with fandeliers and a contemporary emphasis. The master bedroom is generous in size, easily accommodating a king-sized bed. A walk-through closet opens up to a gorgeous 3-piece ensuite with a brand-new vanity. Nicely sized second bedroom and additional den that easily functions as a work-from-home space. Heated underground parking close to the elevator lobby. Living at Stonecroft in Auburn Bay, you are just steps away from South Health Campus, all the conveniences of Seton Shopping, two blocks from Auburn Bay Lake and a short walk to YMCA Seton. The nicely sized balcony has beautiful morning light and wonderful shade in the evening, perfect for barbeques and relaxing.