

**210, 28 Auburn Bay Link SE  
Calgary, Alberta**

**MLS # A2200429**



**\$369,990**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully maintained 3-bedroom, 2-bathroom corner unit in the highly sought-after Stonecroft at Auburn Bay—a vibrant lake community in SE Calgary. Offering one of the brightest floor plans in the complex, this unit is flooded with natural light thanks to large windows on two sides. The open-concept layout is both stylish and functional, featuring a modern kitchen with quartz countertops, subway tile backsplash, white and walnut cabinetry, stainless steel appliances, recessed lighting, and impressive 9-ft ceilings. The spacious primary bedroom includes a walk-through closet and private 3-piece en-suite with a large stand-up shower. Two additional bedrooms, a full 4-piece bathroom, and in-suite laundry provide flexibility for families, guests, or a home office. The cozy living room includes an electric fireplace, and the south-facing balcony is perfect for entertaining with its gas BBQ hookup. Additional features include a heated underground parking stall, separate storage locker, and condo fees that include heat and water. Ideally located just steps from the South Health Campus, Seton shopping centre, schools, parks, and transit. Enjoy all the perks of lake living with Auburn Bay Lake just a 5-minute walk away, plus quick access to Stoney Trail, Deerfoot Trail, 22X, and Macleod Trail. Quick possession available—book your showing today!