

# \$398,800 - 104, 22 Auburn Bay Link Se, Calgary

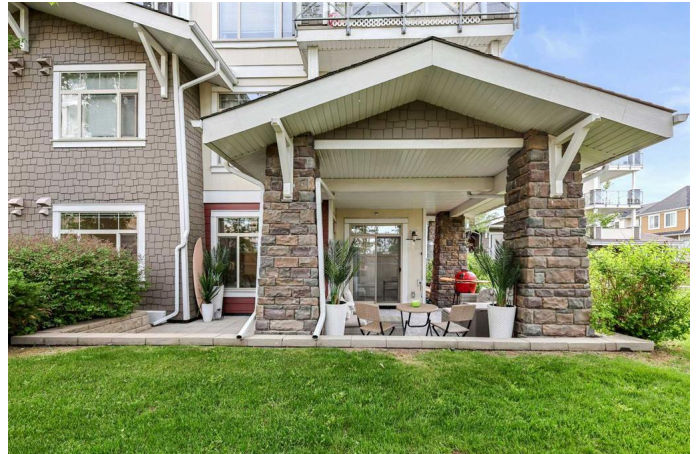
MLS® #A2225783

**\$398,800**

3 Bedroom, 2.00 Bathroom, 885 sqft  
Residential on 0.00 Acres

Auburn Bay, Calgary, Alberta

Welcome to Stonecroft at Auburn Bay. Fabulous home - private main floor condo with a rare three bedrooms and a 280+/- SF covered outdoor living area, all backing onto an expansive grassy area. A highly desirable setting steps away from an ideal urban lake lifestyle. Perfect for casual living and entertaining, this corner plan features high ceilings and was designed in the great room style, with the TV room, eating bar, and kitchen all open to one another. The larger 885-square-foot 3-bedroom model features two bathrooms, two underground parking stalls, and a storage locker. A very modern home featuring upgrades such as laminate wood plank floors, quartz countertops, upgraded kitchen cabinets, stainless steel appliances - including a smooth-top stove, a large fridge, a quiet dishwasher, and a stainless steel microwave hood fan. Great kitchen layout with ample cabinets and counter space, modern kitchen cabinet door pulls, a full tile backsplash, LED lighting, and a central island featuring a flush eating bar. The 18' x 10' primary bedroom suite can accommodate a king-size bed, featuring a walk-through closet and a 3-piece bath with a 5' shower and glass doors. This layout also features the second bedroom, which has wide patio doors leading to a 25' x 15' patio that's partially covered, with a gas BBQ line for your Summer BBQ and relaxing time. The second bedroom also has a window view of the grassy area. Additionally, the layout includes an in-suite



laundry closet, a third bedroom, and the main 4-piece bathroom, all conveniently located a step away. Additionally, access to the underground parade door is just a few feet away from your unit door, and the TWO stalls are conveniently located nearby. Flexible possession is available. You must put this home on your 'Must See List! Call your friendly REALTOR(R) to book a viewing!

Built in 2015

### **Essential Information**

MLS® #	A2225783
Price	\$398,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	885
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	104, 22 Auburn Bay Link Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2P3

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Underground

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	5
Zoning	M-2
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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