



THE
A-TEAM

**RE/MAX
FIRST**

28 AUBURN BAY Link #104, Calgary T3M 1Z7

MLS® #: **A2152778** Area: **Auburn Bay** Listing Date: **07/25/24** List Price: **\$407,900**
 Status: **Pending** County: **Calgary** Change: **-\$7k, 20-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Assigned,Heated Garage,Parkade,Underground**

Finished Floor Area
 Abv Sqft: **957**
 Low Sqft:
 Ttl Sqft: **957**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Entrance**
 Construction: **Composite Siding,Stone,Wood Siding**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Stacked,Window Coverings**
 Utilities: **Breakfast Bar,High Ceilings**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	18`3" x 10`0"	Bedroom	Main	9`8" x 7`9"
Den	Main	9`0" x 8`0"	Living Room	Main	11`8" x 10`8"
Dining Room	Main	10`8" x 9`0"	Kitchen With Eating Area	Main	10`0" x 9`4"
4pc Bathroom	Main	8`4" x 8`2"	4pc Ensuite bath	Main	10`0" x 8`4"

Legal/Tax/Financial

Condo Fee:
\$530

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1511167**

Remarks

Pub Rmks: **New price! Attention savvy investors!!! Are you searching for the perfect investment property in the sought-after lake community of Seton. Look no further! This spacious 3-bedroom condo, complete with excellent tenants, Welcome to Stonecroft at Auburn Bay, 957 SQF one of the biggest size condo into the building. located just a short walk across the street to the new South Calgary Health Campus, the Brookfield YMCA is nearby - the 'biggest YMCA facility on earth'! Spacious and impeccably clean, this home features 2 BEDROOMS + DEN the size of a full bedroom & closet, 2 BATHROOMS, OPEN PLAN KITCHEN, LIVING, AND DINING ROOMS, 9 FOOT CEILINGS and IN SUITE LAUNDRY. HEATED FLOORS THROUGHOUT ARE INCLUDED IN THE CONDO FEE, so no separate heating bills. SECURE HEATED UNDERGROUND PARKING SPACES (assigned) plus separate STORAGE LOCKER complete the package. PET FRIENDLY, with a small dog park located directly behind the building. The Auburn Bay community offers the popular lake-living lifestyle, with access to the 43 acres Auburn Bay Lake and accompanying parkland with walking and bike paths. LAKE AND CLUBHOUSE ACCESS are included in the HOA fee. For indoor recreation This home has a UNIQUE CORNER LAYOUT with your own private patio, along with overheight windows, brings in the sunshine. The open living plan features walnut-look laminate floors, white quartz counters, stainless steel appliances. Cabinets are quiet-close with revolving shelves in the lower corner cupboard for easy access. The heart of the kitchen is a generous island with abundant quartz counters to spread out on when cooking. Adjacent is a dining area for hosting dinners with friends and family. The primary bedroom suits a king-size bed, with a walk-through closet and spacious ensuite with glass-walled shower. The two other bedrooms are also good sized and are separated from the primary bedroom by the living room. A second full bathroom is conveniently located between the 2nd and 3rd bedroom. A sunny west-facing patio opening off the living room and the third bedroom. has a gas hookup for your BBQ. Immediate possession is available with assuming the tenant. this home is perfect for first-time buyers and savvy investors. Don't miss this one!**

Inclusions: **window coverings, electric fireplace, building fob(s), garage fob(s),**
Property Listed By: **RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123