



GRASSROOTS
REALTY GROUP

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**111, 10 Auburn Bay Link SE
Calgary, Alberta**

MLS # A2326436



\$324,900

Division:	Auburn Bay		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

WELCOME TO STONECROFT IN THE HEART OF AUBURN BAY, WHERE LAKE LIVING MEETS EVERYDAY CONVENIENCE! This IMMACULATE 2 BEDROOM + DEN, 2 BATHROOM ground-floor INNER UNIT offers exceptional privacy, a quiet location within the complex, and the rare convenience of DIRECT EXTERIOR ACCESS through your own covered patio—perfect for pet owners, morning coffee, or simply coming and going with ease. Step inside to discover a bright, OPEN-CONCEPT layout filled with natural light, soaring ceilings, and Laminate flooring in the Main living areas complemented by Carpeting in the bedrooms! Designed for both entertaining and comfortable daily living, the spacious living and dining areas flow seamlessly into the beautifully appointed kitchen featuring QUARTZ countertops, STAINLESS STEEL appliances, contemporary cabinetry, and a large central island with seating. The generous PRIMARY RETREAT easily accommodates a king-sized bedroom suite and offers a walk-through closet leading to a private ensuite complete with a spacious walk-in shower. The second bedroom is ideal for family or guests, while the versatile DEN provides the perfect space for a home office, study, workout area, or hobby room. One of this home's most impressive features is the OVERSIZED COVERED PATIO with direct access to the beautifully landscaped grounds. Enjoy year-round outdoor living, summer BBQs with the gas hookup, or simply relax in your own private outdoor retreat. Additional highlights include IN-SUITE LAUNDRY, UNDERGROUND PARKING, and a separate ASSIGNED STORAGE LOCKER conveniently located just outside the unit near the stairwell. Enjoy the incredible AUBURN BAY LIFESTYLE with YEAR-ROUND LAKE ACCESS, a private beach, swimming, paddleboarding, parks, walking

pathways, and outstanding community amenities. All this is just minutes from SOUTH HEALTH CAMPUS, Seton Urban District, restaurants, shopping, schools, the YMCA, and major commuter routes. MOVE-IN READY and offering the perfect blend of LOCATION, LIFESTYLE, and LOW-MAINTENANCE LIVING!