

122 Autumn Circle SE
Calgary, Alberta

MLS # A2200276



\$749,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,884 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this stunning home in the sought after lake community of Auburn Bay. Offering over 2,670sq.ft of total living space, this 2-storey home is a perfect fusion of modern comforts, expansive living spaces, and an unbeatable location. Step inside to a welcoming entryway that flows into a spacious living room, adorned with gleaming Maple Hardwood floors, 9' ceilings, vacuum system, custom built-ins and a cozy gas fireplace. The heart of the home is the kitchen, where an oversized sit-up island takes centre stage, ideal for meal prep, entertaining, or sipping your morning coffee. Stainless steel appliances, plenty of cupboards and countertop space including a generous pantry providing ample storage for all your culinary essentials. Upstairs, you'll find three large bedrooms, 5pc spa like ensuite with walk-in closet, a 4pc bathroom, plus a huge bonus room, offering endless possibilities for family fun or relaxation. The backyard is a private oasis, backing onto wetlands with no rear neighbours—just natural wildlife and serenity. The deck is perfect for summer BBQs, while the expansive yard offers plenty of space for kids or pets. A large shed stays for the next family's enjoyment and extra added storage. This home's appeal grows with its fully finished basement, complete with a separate entrance. This self-contained living space includes a large bedroom, a full 4pc bathroom, a generous living room, full kitchen and its own laundry room. The oversized attached double garage is equipped with a vacuum system intended to keep your cars nice and clean. Oversized front driveway can park 3 cars. Situated on a family-friendly street near schools and parks, this home blends practicality with charm. Pride of ownership shows throughout, this home is immaculate. Don't miss your chance to own this exceptional

property—book your showing today!