

\$780,000 - 170 Autumn Circle Se, Calgary

MLS® #A2117320

\$780,000

3 Bedroom, 3.00 Bathroom, 2,279 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Open House CANCELLED!! Working on Multiple offers!! OPEN HOUSE SAT & SUNDAY 2 TO 4 PM *Spectacular* 8ft door welcomes you into this Impeccable 2-storey over 2,270 sq. ft, No neighbor behind back onto a green space. Located in the desirable Lake community of Auburn Bay. Modern finishing. Convenient front den with glass panel frosted for privacy and allowing loads of natural light. Hardwood floors flow from the front entry through the living room, kitchen, and dining area, Open plan renovated dream white kitchen w/white quartz counters, stunning quartz backsplash ceiling height cupboards, stainless appliances including a gas stove, and a corner pantry. The living room boasts a stone gas fireplace enjoyed from the kitchen and dining area. Large windows along the back of the house allow for tons of natural light. The dining area walks out to the 2 tiered deck built with a water fountain feature! Plenty of yard space and a separate raised stamped concrete patio area. The main floor is complete with an updated 2-pc powder room and a mudroom with a built-in bench and hooks. Upstairs is a large bonus room, great for movie night including a projector and screen. 2 spacious bedrooms w/4pc bath, including a large master and walk-in closet- 5pc spa ensuite with dual sinks, a deep soaker tub, and a separate walk-in shower. Conveniently located laundry room on the upper level. The lower level is awaiting your design, well laid out. Also included is a home



automation & media" Control 4" system, Air conditioning, fenced and landscaped yard. Insulated double attached garage with stone accents on the exterior. Walking distance to 2 schools, children play park, shopping and the Lake. All year-round activities, with Community Center. Swimming, boating, skating, etc. Close to many family activities, restaurants, movie theatres, South Health Campus Hospital, Brookfield YMCA Rec center, and more. Great Opportunity!

Built in 2007

Essential Information

MLS® #	A2117320
Price	\$780,000
Sold Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,279
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	170 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J9

Amenities

Amenities	Beach Access, Picnic Area, Playground
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Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Kitchen, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 5th, 2024
Days on Market	8
Zoning	R-1N
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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