

\$549,000 - 38 Autumn Green Se, Calgary

MLS® #A2137915

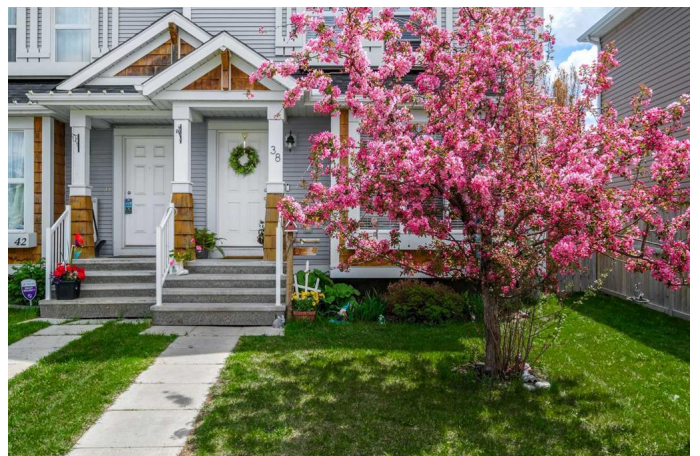
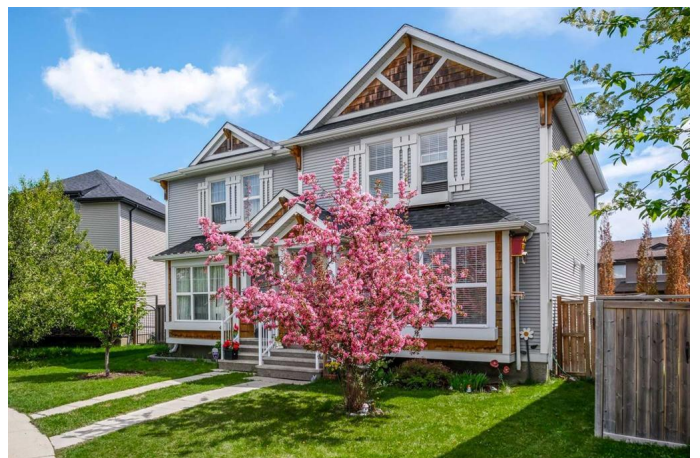
\$549,000

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.07 Acres

Auburn Bay, Calgary, Alberta

WELCOME TO THIS BEAUTIFUL 4 bedroom, 3 1/2 bathroom DUPLEX nestled in the serene LAKE COMMUNITY OF AUBURN BAY. This home boasts an OPEN CONCEPT DESIGN, perfect for your family's everyday living. As you step inside, you are greeted by a bright, front family room that could be your formal dining room. The well-designed kitchen features a GAS RANGE, STAINLESS STEEL APPLIANCES, ISLAND, and PANTRY. The COZY LIVING ROOM is complete with a FIREPLACE setting the perfect ambiance for chilly winter evenings, while the AIR CONDITIONER ensures comfort during hot summer days. The main level showcases durable luxury vinyl plank flooring that is both stylish and practical for a bustling family lifestyle. Upstairs, the primary bedroom awaits with a WALK-IN CLOSET and 4-PIECE ENSUITE. Two additional generously-sized bedrooms, full 4 piece main bathroom, and a convenient laundry room complete the upper level, catering to the needs of a growing family. The FULLY FINISHED BASEMENT, offers a spacious recreation room, FOURTH BEDROOM, and a 3-PIECE BATHROOM adding additional living space and versatility. The yard provides ample room for your kids to play. The gravel pad is currently used as a patio area with gazebo, shed, and firepit. With BACK LANE ACCESS and large gates, you can convert back into a 2 car parking pad or build a garage. Nestled on a quiet street with a playground and park across the street, this



home offers the perfect blend of comfort and convenience. Auburn Bay is renowned for its exceptional amenities, including schools, playgrounds, pathways, parks, and shopping, making it a highly sought-after community to call home. DON'T MISS THE OPPORTUNITY to make this exceptional property yours. Book your showing today.

Built in 2009

Essential Information

MLS® #	A2137915
Price	\$549,000
Sold Price	\$607,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	38 Autumn Green Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0P2

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Wired for Data
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 19th, 2024
Days on Market	15
Zoning	R-2
HOA Fees	493.85
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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