

\$719,900 - 271 Autumn Circle Se, Calgary

MLS® #A2155070

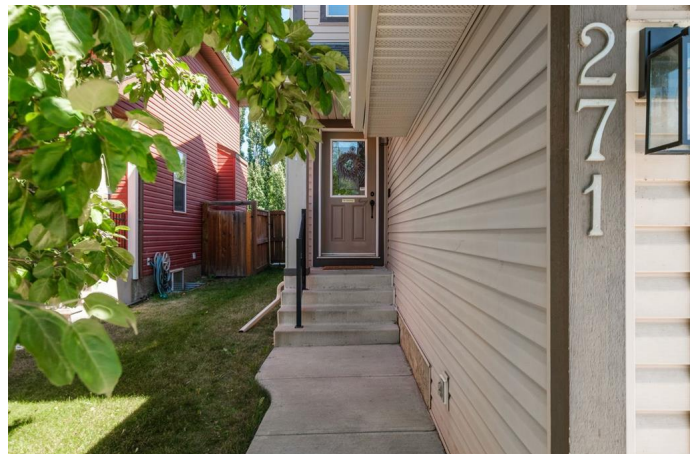
\$719,900

4 Bedroom, 4.00 Bathroom, 1,744 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

JOIN THE LAKE LIFE! Plenty of room for the whole family in this 4 bedroom, 4 bathroom, FULLY FINISHED home in Auburn Bay. GREAT VALUE. This lovely home is located on a quiet street with friendly neighbours and is a quick walk to two schools. You will be immediately impressed by the rich HARDWOOD FLOORS and bright, open concept design. The kitchen boasts a large island, breakfast bar, STAINLESS STEEL APPLIANCES and corner pantry. Cozy GAS FIREPLACE and refreshing CENTRAL AC ensure that you are comfortable all year long. The primary bedroom features a 4-pc ensuite with soaker tub and large walk-in closet. There are two more nicely sized bedrooms upstairs, as well as a massive BONUS ROOM (that could double as a 4th bedroom upstairs). Fully finished basement is equipped with 24-hour waterproof laminate flooring, theatre wiring for movie nights, a 4th bedroom and storage galore. The backyard offers a NEW concrete patio (2022), as well as a second flagstone patio where you can soak up the sun. The kids play structure is also included! Some other notable upgrades include: NEW ROOF (2021), central vacuum, NEST thermostat, water softener & filtration system, ceiling speakers and extra soundproofing in the basement! Auburn Bay is one of Calgary's most sought after Lake Communities. Residents can enjoy a plethora of activities with YEAR ROUND LAKE ACCESS such as swimming, fishing, boating and skating. The community hall can



be rented out for events and there is a splash park for kids. Many wonderful ponds, parks and pathways add to the appeal of the neighbourhood. Quick access to schools, shopping, Stoney Trail and South Campus Hospital. You will love living here! Book a showing before it's too late and check out the 3D VIRTUAL TOUR.

Built in 2007

Essential Information

MLS® #	A2155070
Price	\$719,900
Sold Price	\$717,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,744
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	271 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J8

Amenities

Amenities	Beach Access, Clubhouse, Park
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 24th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	470.33
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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