

\$749,900 - 197 Autumn Circle Se, Calgary

MLS® #A2164194

\$749,900

3 Bedroom, 3.00 Bathroom, 2,276 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Fabulous family home in the heart of the coveted lake community of Auburn Bay! Amazing Street! Short walk to schools! This stunning 2-story residence offers over 2,200 square feet of modern living space, featuring 3 spacious bedrooms plus versatile bonus room perfect for family gatherings or entertaining space. Step inside to discover a beautifully designed modern kitchen, equipped with sleek stainless-steel appliances, granite counters, stylish cabinetry and ample storage space making it a delight for everyday use. Enjoy a walkthrough pantry coming off the double attached front drive garage, convenient for those big grocery runs. The open-concept layout seamlessly connects the kitchen to the inviting living and dining areas, creating an ideal environment for entertaining or relaxing with loved ones. Upstairs you'll enjoy 3 spacious bedrooms including a Primary suite featuring a large updated ensuite bathroom including dual vanities, soaker tub, tiled shower with bench and a walk-in closet. Sliding patio doors take you out to your nice sized backyard space with sunny South exposure, perfect for maximizing those summer days! At this premiere SE community, you'll enjoy year-round access to the exclusive community lake. Amenities include amazing pathway system, clubhouse, pickleball courts, parks, playgrounds, kayaking, paddleboarding, off leash dog park, and much more! Whether it's summer days spent by the beach or winter fun on the ice, this location offers endless



recreational opportunities right at your doorstep. Home is ready for immediate possession, book your showing today!

Built in 2007

Essential Information

MLS® #	A2164194
Price	\$749,900
Sold Price	\$744,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,276
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	197 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J9

Amenities

Amenities	Fitness Center, Party Room, Playground, Recreation Facilities, Beach Access, Boating, Clubhouse, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	12
Zoning	R-1N
HOA Fees	495.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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