

# \$625,000 - 154 Autumn Crescent Se, Calgary

MLS® #A2169502

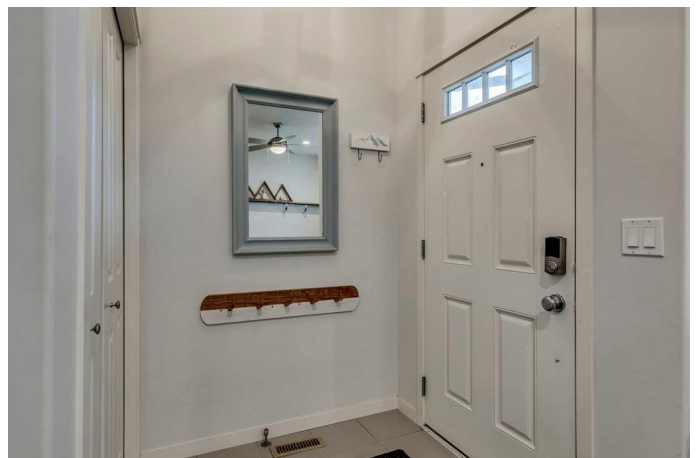
## \$625,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to 154 Autumn Crescent SE, nestled on an oversized southwest-facing pie lot with plenty of space for a triple garage and ample room for kids to play! This generously sized, detached air-conditioned home offers an inviting open-concept main floor. The front living room, with its cozy gas fireplace, seamlessly flows into a functional kitchen featuring a large working island with a breakfast bar, stone countertops, white cabinetry, a corner pantry, and a stylish tile backsplash. The bright and spacious dining area, perfect for a full-sized dining table, is ideal for family gatherings. The main floor is completed with a discreetly tucked-away 2-piece bathroom and a convenient back entry/mudroom, serving as the primary access point. Upstairs, you'll find three well-appointed bedrooms, including the primary suite which boasts a custom feature wall, walk-in closet, and a 4-piece ensuite. The convenience of top-floor laundry adds an extra touch of practicality. The fully finished basement offers even more living space, with a versatile flex area currently set up as a home gym, a rec room for entertaining, and a utility/storage room. Outside, the freshly stained deck overlooks a spacious backyard with plenty of room for an oversized garage, RV parking, and still enough space for play. Plus, the recently paved back alley adds extra convenience. Auburn Bay is a vibrant community offering year-round activities for the whole family, with great accessibility to



amenities. Contact your favorite realtor to book a private viewing today!

Built in 2012

### Essential Information

MLS® #	A2169502
Price	\$625,000
Sold Price	\$628,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.09
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	154 Autumn Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P5

### Amenities

Amenities	Beach Access, Park, Party Room, Playground, Clubhouse, Gazebo, Picnic Area, Recreation Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Kitchen Island, No Smoking Home, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Level, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 23rd, 2024
Days on Market	21
Zoning	R-G
HOA Fees	493.85
HOA Fees Freq.	ANN

## Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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