



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

32 AUTUMN Court SE
Calgary, Alberta

MLS # A2227117



\$638,500

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows		
Inclusions:	WINDOW BLINDS		

Discover this truly special property, lovingly maintained and nestled on a tranquil cul-de-sac. You'll adore the expansive pie-shaped lot, which offers direct access to picturesque green space and a park, providing unparalleled privacy and a serene backdrop. Walking distance to St. Gianna School from K-6 and bus stops, close to restaurants, shopping and the South Health Campus Hospital. As you step through the main door, you'll immediately feel at home. A versatile flex room greets you, currently set up as a formal dining area, but easily transformed into your ideal office or study. The heart of the home unfolds in an open layout, where the kitchen shines with a welcoming island, beautiful wooden cabinets, and luxurious thick granite countertops. A spacious pantry keeps everything organized. The dining area is perfect for intimate meals or entertaining, and the living room invites relaxation with its warm gas fireplace and abundant natural light streaming through large windows. A two-piece powder room on this floor adds to the convenience. Upstairs, a bright skylight illuminates the hallway, leading to the private sleeping quarters. The spacious primary bedroom, facing the front, is a true retreat, boasting its own 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms share a clever Jack and Jill 4-piece bathroom. For ultimate ease, the laundry area is also conveniently located on the second floor. The sunshine basement is a fantastic bonus, fully finished with a versatile rec room, an additional bedroom, and a full 4-piece bath, offering extra space for family and guests. Outside, the backyard is where memories will be made! The unique pie shape provides incredible space for outdoor activities and entertaining. Imagine the freedom of having no rear neighbors, just tranquil green space and parkland behind you. A handy storage shed is perfect for

all your gardening and seasonal items. And for the car enthusiast or hobbyist, the oversized two-car garage with insulated walls is truly a dream come true! With fresh paint throughout and stylish new LVP flooring on the main floor, this home is ready for you to move in and enjoy. We invite you to experience its charm firsthand!