



GRASSROOTS
REALTY GROUP

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83 Autumn View SE Calgary, Alberta

MLS # A2228193



\$669,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lake, Paved		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s), Wet Bar

Inclusions: ALL Window coverings, 2X TV MOUNTS - NOT TV's, 3 Security cameras, 1 doorbell camera, smart thermostat + security panel controller, garage door opener and controllers, 2X Smart

*** OPEN HOUSE SUNDAY July 6th from 2:00 pm - 4:00 pm. *** Well, it's your lucky day! Finding such a gorgeous, EXTREMELY well maintained property in the South East community of AUBURN BAY that includes LAKE ACCESS to be enjoyed ALL summer and winter long, doesn't come every day! Wow, that was a lot, but definitely exciting!!! This Belvedere II layout (including UPSTAIRS LAUNDRY ROOM) by Brookfield Homes, is one of the most desirable builder styles of it's size and price range. Start your exploration on the friendly but quiet street, close to schools, playgrounds and pathways. Not only is the front porch a tranquil place to start your day with a hot beverage and morning sun, it's also where you'll realize you just found the perfect property to call "HOME" for your family! Loaded with upgrades, the pictures speak for themselves. "What doesn't this property offer?" you'll end up asking yourself. GRANITE COUNTERS, SKY LIGHTS, A GORGEOUS STAIRCASE WITH RAILING, LARGE WINDOWS INCLUDING OPEN TO BELOW focused from the TOP FLOOR To the KITCHEN... With 3 Bedrooms UP and 1 Bedroom DOWN, there is plenty of space here for a growing family! Yes, your Primary bedroom offers a 4 piece En-suite bathroom and walk in closet just as you'd expect. Of course downstairs is just great as the rest of the home, what did you expect? With 9 Ft ceilings, the large family room incorporates into the wet bar that awaits your down time. Just down the hall leads to the additional bedroom with HUGE closet, a 4 piece bathroom, storage room and even additional space beside the utility room. Now that Calgary's SUMMERS are so tropical, you'll enjoy staying cool and comfortable with the benefits of the built in Air conditioning. If "COOL" is not your thing, spend some time on the back, sunny SOUTH facing deck /yard.

Even in the winter, this place has you covered in your fully finished garage with epoxy flake floors, Electric heating and plenty room for seasonal storage in the dedicated space above. Enjoy keeping your car clean when you pull into your garage off the paved alley way. Make this opportunity your's, by calling this property your HOME!