



**GRASSROOTS**  
REALTY GROUP

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**117 Autumn Gardens SE**  
**Calgary, Alberta**

**MLS # A2242529**



**\$764,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,329 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Nestled in the vibrant and sought-after community of Auburn Bay, this stunning two-storey home offers the perfect blend of comfort, style, and convenience. Situated on a generous lot, this property provides ample space for both indoor and outdoor living. As you step inside, you'll be greeted by an inviting open-concept main floor, designed with modern living in mind. The heart of the home is the contemporary kitchen, complete with a walkthrough pantry that offers easy access to all your culinary essentials. The perfect layout for families continues as the home seamlessly flows from the kitchen to the dining and living area complete with a gas fireplace. On the main floor you will also find flexible space with the Den, Laundry, and a 2-piece bathroom. The transition from indoor to outdoor living is seamlessly located off the Dining room. The large deck overlooks the fully fenced backyard, this expansive outdoor space is perfect for hosting summer barbecues, enjoying a quiet morning coffee, or simply unwinding with family and friends. Head upstairs to discover primary suite, a true retreat for relaxation. This spacious bedroom features a spacious 5-piece ensuite, complete with a soaking tub, dual sinks, and a separate shower. The large walk-in closet provides ample storage space, keeping your sanctuary clutter-free and organized. The upper level of this home is designed with family in mind, boasting two more generous sized bedrooms, a 4-piece bathroom, and a large bonus room. Downstairs find endless potential with the open and unfinished basement complete with bathroom rough-in and large windows, an ideal layout to add more bedrooms and recreation space. One of the key highlights of this property is its convenient location. Easy walking distance of both elementary schools the middle school making commutes safe and easy for the whole family. Living in Auburn

Bay means more than just owning a beautiful home, it's about embracing a lifestyle. As a resident, you'll have access to a myriad of community amenities, including the picturesque Auburn Bay Lake. Spend your weekends kayaking, swimming, or simply enjoying a picnic by the water's edge. The community also offers parks, trails, and recreational facilities, catering to a range of interests and activities. Don't miss the opportunity to make this stunning property your own. Welcome home!