



GRASSROOTS
REALTY GROUP

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38 Autumn Gardens SE Calgary, Alberta

MLS # A2265008



\$719,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,049 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance L | | |

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|--------------------|-------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Mixed, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage door opener and 2 remotes, all window coverings, shed in backyard right side of hot tub.

Welcome home to 38 Autumn Gardens! This spacious home has been lovingly maintained and has been freshly painted inside and out. The main floor features gleaming hardwood floors and generous sized rooms from the front flex room through to the family room with 3-sided fireplace and beautiful open to above ceilings. The kitchen is a cook's delight with plenty of cabinets, granite counters, stainless steel appliances, walk-through pantry and a central island with raised breakfast bar. The adjacent dining room shares the 3-sided fireplace and has access to the large multi tiered deck in your very private backyard. The convenient 2 piece bath and laundry/mud room complete this level. Upstairs has hardwood floors throughout and more space for your family to spread out; from the bonus room to the 3 good sized bedrooms, one of which is the primary bedroom with walk-in closet and a spa like ensuite with a jetted tub and separate shower. The basement is unfinished and awaits your design ideas to expand your living space. Your low maintenance yard features Turf grass in the front and exposed aggregate concrete patio in the back, along with your multi-tiered composite deck with glass railings. You can unwind in your outdoor oasis inspired retreat with a hot tub and pergola giving you a private setting to relax. Updates to this home include a newer furnace, tankless hot water heater (replaced March 1, 2023), air conditioning evaporator coil (replaced July 4, 2024) and heated double attached garage, to name a few. Located on a quiet street within walking distance of schools, parks and pathways leading through the community and to the lake, plus an easy commute to South Calgary Health campus and great access to major thoroughfares. Don't miss out on this amazing family home!

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