



**GRASSROOTS**  
REALTY GROUP

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**14 Autumn Crescent SE**  
**Calgary, Alberta**

**MLS # A2271852**



**\$590,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	TV bracket		

OPEN HOUSE on Sunday Jan 18th from 12-2 PM! Welcome home to this lovingly cared for home that is literally a 5 min walk to TWO different schools, many parks and playgrounds! Auburn Bay is one of the best SE neighbourhoods with TONS of amenities, a 4 season LAKE, South Health campus hospital, YMCA, off leash dog park, numerous pubs, shops, restaurants, playgrounds, ponds, parks and walking paths! This home features a sunny front flex room that is perfect for a home office or kids play room! As you walk through to the living areas you will love the open floor plan with the kitchen being the focal point and offering stainless steel appliances, quartz countertops, tiled backsplash and a convenient corner pantry! Adjacent to the kitchen you have a good sized dining area and large living room with a beautiful feature wall! The main floor is completed with a half bath at the rear of the house and a door with access to the yard and detached garage! Upstairs you will appreciate the primary bedroom and the fact that you have a full ensuite bathroom and a walk in closet! In addition there are 2 more bedrooms, another full bathroom AND upper level laundry room! In addition to all of THIS you will also appreciate the house was painted in 2023, recent furnace cleaning and service, restained fence in 2022, hot water tank was replaced in 2022, insulated and drywalled double detached garage, recent A/C installation and so much more! This one is a beauty and ready for a new owner!