



GRASSROOTS
REALTY GROUP

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

135 Autumn Close SE
Calgary, Alberta

MLS # A2272328



\$889,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,197 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Under		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub		
Inclusions:	Garden Shed		

This spacious and beautifully updated 3-bedroom home offers over 3,200 sq. ft. of bright, open living space, featuring an attached garage, lake access, and a fully finished walkout basement backing onto a tranquil pond. The main and upper levels feel expansive with new plank flooring, premium carpet and underlay, fresh modern paint, upgraded LED lighting, stylish fixtures, and sleek black hardware. The generous kitchen boasts granite countertops, a large pantry, new appliances, soft-close hardware, and an upgraded island. Upstairs, the luxurious primary suite includes a 5-piece ensuite and a walk-in closet with a custom organizer, while the upper level also provides convenient laundry. Mechanical upgrades include a new 75-gallon hot water tank and water softener. The exterior extends your living area with a rebuilt upper balcony with new structure and railings, a wide lower deck, a spacious brick patio with roughed-in connections for a hot tub, a welcoming fire pit area, custom planters, improved drainage, and a new shed. An elegant move-in-ready walkout home offering abundant upgrades, generous living spaces, and serene water views.