



GRASSROOTS
REALTY GROUP

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52 Autumn Court SE
Calgary, Alberta

MLS # A2277888



\$625,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Experience a new standard of living in this meticulously maintained Auburn Bay residence. Perfectly nestled on a friendly cul-de-sac in the heart of Auburn Bay, this property is designed for the demands of modern family life. This bright, welcoming main-floor den offers a flexible space for work or leisure. The sprawling open-concept layout easily accommodates both intimate family meals and grand entertaining, boasting new appliances, updated flooring, and a comprehensive blinds and lighting package. The upstairs is thoughtfully designed for convenience, with a dedicated laundry room. The spacious primary bedroom is a true retreat with a private ensuite and walk-in closet, while two additional bedrooms are connected by a full Jack & Jill bathroom, ensuring efficiency and privacy. The fully finished lower level expands your living options, presenting a large guest bedroom with an adjacent full bathroom and a flexible area ready for a home theatre or children's playroom. Outside enjoy a well sized back deck and a double garage offers secure parking and extra storage. The sought-after location is just moments from schools and playgrounds, making it an idyllic setting for a growing family. Imagine a life of unparalleled convenience and connection in the highly sought-after Auburn Bay with close proximity to a multitude of amenities including lake access and a short drive to both Stoney and Deerfoot trails.