



**6 Autumn Green SE  
Calgary, Alberta**

**MLS # A2284495**



**\$535,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,180 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Shed, Built-In Garage Shelves, Built-In Audio/Visual Equipment, Light Fixtures.

\* Open House Sunday 2-4 \* Welcome home to beautiful FULLY DEVELOPED 3bdrm 2.5bath home on corner lot with OVERSIZED DOUBLE GARAGE, just steps from school and playgrounds and minutes from lake, beach, clubhouse, tennis & more! If you like natural light from morning til night, want the perfect view of serene park setting out your living room, and you enjoy the privacy of a large back yard, then this one is for you! MAIN FLOOR features open concept living room and dining room, kitchen with stainless steel appliances and half bath. UPPER FLOOR features primary bedroom with walk-in closet, two additional bedrooms plus full bathroom. LOWER LEVEL is fully developed with large recreation room, full bathroom, laundry and storage. BACK YARD features large deck, beautiful private back yard w shed, and oversized double garage with built-in shelving. Did we mention AC, newer paint, newer carpet? AUBURN BAY is a highly desirable lake community with established schools, private lake, gorgeous parks and paths throughout. All this for under \$540K!