



GRASSROOTS
REALTY GROUP

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46 Autumn Circle SE
Calgary, Alberta

MLS # A2284514



\$790,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,033 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: shed, cabinets in mud room, TV bracket in living room, 2nd fridge in basement, shoe cabinet in the entrance

Wow! Check out this well maintained home located in a quiet location and very close to numerous schools, parks, playgrounds and so much more! The main floor starts out with low maintenance tiled flooring running throughout and as you make your way into the main living areas you will LOVE the central kitchen where you will gather with family and friends! It features beautiful quartz countertops, LOADS of cabinet and counter space, an island with storage space, there are stainless steel appliances, subway tiled backsplash, gorgeous white cabinetry, a perfect office space just between the mudroom and the kitchen and there is a large pantry! Beside the kitchen you have a generous dining space and there is a cozy living room with a gas fireplace, mantle and an amazing feature wall! The main floor is finished off with a half bathroom for your guests and easy access to the back yard from the dining room! Upstairs you will LOVE the bonus room with SEVEN windows and partial mountain views!! Down the hallway there is a lovely primary bedroom with a walk in closet and a full ensuite bathroom with a soaker tub and a separate shower! There are 2 additional bedrooms upstairs, another full bathroom for the kids AND upper laundry! The basement is fully finished with a FOURTH bedroom, an awesome rec room and ANOTHER full bathroom that features a seated walk in jetted tub! The yard is made to enjoy with a great concrete patio and still plenty of grass for the kids and pets to enjoy! Here is a list of the recent upgrades and features: Stove & Dishwasher (2024), Central A/C (2023), Microwave (2023), Paint, sink, counters and faucet in the kitchen (2023), Feature wall & mantle (2023), Paint on baseboards and trim (2023), shingles (2022), water tank (2021), washer & Dryer (2019) AND furnace maintenance in 2024 and dryer vent maintenance in

2025! So as you can see there have been plenty of upgrades and maintenance performed in this move in ready home!