



**46 Autumn Crescent SE
Calgary, Alberta**

MLS # A2290983



\$579,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Welcome to Auburn Bay! This clean and beautifully maintained 1,402 sq ft has SO much to offer; walking distance to schools, playgrounds, extensive bike trail systems, sports fields and a fully fenced dog park, this home boasts 3 bedrooms, 2.5 bathrooms, and a double detached garage. With it's versatile front den, perfect for a home office or gaming room, the open-concept layout flows into a spacious kitchen featuring a central island, newer stainless steel appliances, and a walk-in pantry. The dining area opens into a sun drenched living room anchored by a warm corner gas fireplace. With easy access to your private, fenced backyard and deck, you'll also find the double detached garage with the added convenience of a paved back lane. Upstairs, the primary suite is a true escape, complete with a walk-in closet and a 4-piece ensuite featuring a deep soaker tub and separate shower. Two additional spacious bedrooms and a 4pc bathroom, complete this level. Additional features include central air conditioning for comfort during those warm summer days. Auburn Bay is a premier destination, residents enjoy exclusive access to 43-acre freshwater Auburn Bay Lake. In the summer months enjoy a large sandy beach, swimming, paddle boarding, canoeing, and fishing (the lake is stocked with trout). There are also beach volleyball courts and a popular splash park. In the winter the lake transforms into a winter hub with maintained skating loops, hockey rinks, and ice fishing. Residents also have access to the Auburn Bay lodge that hosts community programs, a gymnasium, and event rentals. Being in the "Downtown of the SE", you are minutes from the vibrant Seton Urban District, featuring the South Health Campus, VIP Cinema, YMCA, shopping and trendy restaurants. With it's unbeatable location, you will also enjoy quick, effortless access

to Mahogany, the extensive shopping at 130th Ave, and a short, easy commute to Okotoks.