



**135 Autumn Green SE**  
**Calgary, Alberta**

**MLS # A2298510**



**\$529,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Rear Drive, Side By Side		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Shed		

Welcome to this immaculately maintained Morrison-built two-storey home in the highly sought-after lake community of Auburn Bay. Offering approximately 1,460 sq. ft. above grade, this beautiful property immediately stands out with its exceptional pride of ownership, thoughtful updates, and impressive curb appeal. From the moment you arrive, you will appreciate the professionally landscaped yard, raised garden beds, and eye-catching stamped concrete walkway that create a warm and inviting first impression. Inside, this home was upgraded well beyond the builder's base model, with many enhancements that continue to add style and function throughout. The main floor features a bright and welcoming layout with hardwood and tile flooring, pot lighting, stainless steel appliances, granite countertops, an upgraded kitchen sink and faucet, and extra cabinetry extended flush to the ceiling for added storage and a more refined finish. The living and dining spaces are designed for comfortable everyday living and easy entertaining, while the large raised maintenance-free deck with gas hookup extends your living space outdoors beautifully. Upstairs, you will find three bedrooms, including an extra-large primary retreat complete with a walk-in closet and private 4-piece ensuite. A second full 4-piece bathroom, upper floor laundry station, and spacious landing complete the upper level, offering excellent functionality for families. The unfinished basement is wide open and ready for your future plans, featuring an oversized window and the opportunity to add approximately 700 sq. ft. of additional living space. This home also offers several important recent updates, including a new hot water tank installed in January 2022, newer dishwasher, new microwave at the end of 2025, new washer and dryer at the end of 2025, new electronic door locks, and a new

kitchen faucet installed in 2026. Located in one of Calgary's most popular family communities, Auburn Bay offers year-round lake access, outstanding recreation amenities, nearby parks, and close proximity to both public and Catholic schools. This is a fantastic opportunity to own a truly move-in ready home in a community known for its family-friendly lifestyle and strong sense of community. Call today!