



**38 Autumn Crescent SE  
Calgary, Alberta**

**MLS # A2298774**



**\$575,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** Shed, Pergola

Great Value! This impeccably maintained 4 BEDROOM and 4 BATHROOM detached home is located in the sought after, family friendly LAKE COMMUNITY of AUBURN BAY. This 2 Storey residence offers everything you are looking for including a FULLY FINISHED BASEMENT, an OVERSIZED GARAGE, CENTRAL AIR CONDITIONING & LAKE ACCESS for the family! With 2,098 SQ. FT. of finished living space, the main level features an open concept layout with HARDWOOD FLOORING throughout. The kitchen is equipped with STAINLESS STEEL APPLIANCES, a center island with a BREAKFAST BAR, and a dedicated dining area. The living room is centered around a GAS FIREPLACE, and the main floor is completed by a mud room and 2 piece bathroom. The upper level contains three bedrooms. The PRIMARY BEDROOM includes a 4 PIECE ENSUITE and a walk in closet. An additional 4 piece bathroom serves the other two bedrooms. The FULLY FINISHED BASEMENT adds a great RECREATION ROOM, a fourth bedroom, and a full 4 piece bathroom. The home is also upgraded with a HOT WATER ON DEMAND boiler system. The backyard features a DECK WITH A PERGOLA and leads to an EXTRA WIDE detached double garage (\$26'0" times 20'1"\$). This property is within WALKING DISTANCE to ST. GIANNA SCHOOL and AUBURN BAY SCHOOL. Residents enjoy year round LAKE ACCESS for swimming, boating, and skating. The AUBURN HOUSE facility provides incredible AMENITIES including a gymnasium, tennis courts, spray park, and picnic areas for the ultimate family lifestyle. This vibrant community is built around the 43 ACRE FRESHWATER LAKE, offering a true resort feel right at home. Close to SOUTH HEALTH CAMPUS and SETON shopping, this home offers an excellent price point and WONT LAST LONG!