



**18 Autumn Circle SE**  
**Calgary, Alberta**

**MLS # A2300212**



**\$719,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<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-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, High Ceilings, No Animal Home, No Smoking Home, Wet Bar		

**Inclusions:** Heater in garage, shed, shelving in garage

Ready for your next-level family home in one of Calgary's top lake communities? This sharp JAYMAN-BUILT move-up at 18 Autumn Circle SE in Auburn Bay is exactly what young professionals and growing families are looking for when they're ready to upgrade. Walk through the tall 18-foot foyer into a bright, open main floor with 9-FOOT CEILINGS. Right off the entrance you get a PRIVATE OFFICE/DEN, perfect for work-from-home days or a quiet zoom corner, or maybe a flex bedroom for your guests. The layout flows straight into a spacious kitchen with a big island, tons of cabinetry and a walk-in pantry, then opens to the dining area and living room with a cozy fireplace. Upstairs, the primary suite feels like a private retreat: 5-PIECE ENSUITE with double vanity, soaker tub, two-person shower and a huge walk-in closet. Two more bright bedrooms, a 4-piece bathroom, a built-in desk nook and a BALCONY overlooking the neighbourhood give everyone their own space. Downstairs the FULLY FINISHED BASEMENT offers 4th bedroom, 3-piece bathroom with glass shower, massive rec/movie room and wet bar. Movie nights, sports games, or hosting friends just got way better. This home has been quietly UPGRADED for peace of mind: NEW WATER TANK (2022), NEW LVP FLOORING, FRESH PAINT, KITCHEN RANGE HOOD AND FRIDGE (2023), PLUS BRAND-NEW AIR CONDITIONING AND A FULL FURNACE TUNE-UP (2024). Step outside to the SOUTH-FACING BACKYARD that gets full sun all day, ideal for summer BBQs, gardening or just relaxing. The street is quiet with loads of parking, and you're steps from three schools and multiple playgrounds. Auburn Bay delivers the lifestyle upgrade you want: direct lake access, clubhouse, pickleball courts and everyday convenience. You're also minutes from Seton

and Mahogany plus quick access to Deerfoot and Stoney Trails for an easy commute or weekend adventures. This is the one you've been waiting for! Call your favourite Realtor today!