



**125 Autumn Gardens SE
Calgary, Alberta**

MLS # A2304045



\$799,888

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,646 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to your new home in Auburn Bay, one of Calgary's most sought-after, family-oriented lake communities. Enjoy exclusive resident access to a private lake, sandy beach, tennis courts, BBQ areas, and year-round recreational activities. With top-rated schools (steps away from St. Gianna school), nearby shopping, dining, south health campus and quick access to major routes, convenience meets lifestyle here. This beautifully renovated home showcases pride of ownership throughout. Recent upgrades include new quality carpeting, fresh paint, modern light fixtures, updated laminate flooring in the mudroom, quartz countertops in the bathrooms, along with new exterior paint and shingles. Step inside to a thoughtfully designed layout featuring a versatile den—perfect for a home office or formal dining room. The open-concept main living area offers a cozy gas fireplace, while the kitchen impresses with an extended central island and quality granite countertops. The bright dining area is filled with natural light and opens directly onto a refreshed deck complete with a BBQ gas line—ideal for summer entertaining. The west-facing backyard allows you to enjoy warm afternoon and evening sun. The main floor also includes an upgraded powder room and a convenient mudroom/laundry area with direct access from the double garage. A walk-through pantry seamlessly connects the mudroom to the kitchen for added functionality. Upstairs, you'll find a spacious primary bedroom that can easily accommodate a king-sized bed and more furniture according to your taste, also featuring a luxurious 5-piece ensuite and a walk-in closet. Two additional generously sized bedrooms one of them include its own walk-in closet, along with an updated 4-piece bathroom. A standout feature is the expansive bonus/family room with oversized windows and direct access to an

east-facing balcony—perfect for enjoying your morning coffee in the sun. This is more than just a house—it’s a home in a vibrant community. Book your private tour today and experience it for yourself.