



**35 Autumn Place SE  
Calgary, Alberta**

**MLS # A2141965**

**\$750,000**



<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,278 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Situated on a huge pie-shaped lot on a quiet cul-de-sac sits this immaculate and stylish home with a timeless design, tons of upgrades and an excellent backyard oasis. New roof shingles in April of 2024 with a transferable warranty, a new Trane furnace and central air conditioner added in 2023 plus loads of other upgrades! Within walking distance are schools and several parks in this charming lakeside community. Great curb appeal with mature trees, an oversized garage and a quaint front porch immediately impress. Inside is any busy family's sanctuary with an abundance of natural light and an open and airy floor plan. The grand open to above living room promotes relaxation in front of the cozy fireplace while the 2-storey windows stream in endless sunshine. Clear sightlines allow for easy conversations with family and guests. The gourmet kitchen will inspire any chef with the gas cooktop, double ovens, fridge and Thermador dishwasher replaced in 2018 additional high-end finishes include quartz countertops, a large breakfast bar island, full-height cabinetry and a walk-through pantry for easy grocery unloading. Adjacently the dining room has plenty of room for family meals and entertaining or host casual barbeques on the massive deck in the peaceful backyard. The flex room is privately tucked away from the main living space and is perfect as a home office, hobby space or child's playroom. Ascend the open riser stairs and proceed through trendy barn slider doors to the vaulted bonus room and enjoy movies and games in this fantastic hangout space. The primary bedroom is a true oasis with an indulgent ensuite that includes dual sinks, a deep soaker tub and an oversized rain shower. 2 additional bedrooms are both spacious and bright and share the 4-piece family bathroom. The huge backyard is a tranquil escape, fully fenced for

privacy with a built-in fire pit for long summer nights under the stars and an expansive, full-width deck for unwinding, barbequing and soaking up the sun all privately nestled behind mature trees. Within walking distance is both the elementary and middle school, multiple playgrounds and the lake is a 25 minute stroll or quick drive away with unlimited year-round activities. This extremely family-friendly community also boasts an extensive pathway system, numerous parks, an off-leash dog park, every amenity including restaurants and shops and is mere minutes to Fish Creek Park and South Health Campus. Truly an exceptional home in an unbeatable location! Definitely a must see!