



**310 Autumn Circle SE  
Calgary, Alberta**

**MLS # A2175705**



**\$735,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Click on the 360 tour for a full walk-through. This home has lake privileges! Located on a corner lot. The main floor features maple hardwood floors & gas burning fireplace. The kitchen includes granite countertops, glass tile backsplash, maple cabinets, and a large pantry. Head on upstairs and you will find a bonus room, large primary bedroom with 4 piece ensuite with a walk-in closet, 2 more bedrooms and another bathroom accompany this floor. The basement is fully developed with a large rec room and a 4 piece bath. Go out to the back to a south facing backyard with a large deck, filled with trees making it nice and private! Amenities include lake privileges with fishing, swimming, skating, gym, central park, shopping & a regional rec centre, hospital and so much more! As a bonus the sellers have completed a home inspection! So bike, walk, run on over to see this home and call it yours today!