



**86 Autumn Green SE
Calgary, Alberta**

MLS # A2206699



\$500,000

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	859 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Shed

Welcome to this beautifully maintained bungalow, located in the highly sought-after lake community of Auburn Bay! This 2+1 bedroom, 2-bathroom home offers over 1,500 sq. ft. of finished living space and is move-in ready. Step inside to an open-concept main floor featuring vaulted ceilings, spacious living room with large window and the well-appointed kitchen boasts a large island with breakfast bar, stainless steel appliances, corner pantry for plenty of storage and dining area. The primary bedroom includes a large closet and the second bedroom is generous size. The finished basement offers more living space, including a third bedroom, another full 4-piece bathroom, laundry and storage. The backyard is extremely private, fully fenced, well landscaped and includes a deck and gas outlet for a bbq. The large lot offers off street parking and ample space for a future garage, adding even more potential to this great home. Living in Auburn Bay means enjoying lake access year-round, plus walking paths, playgrounds, and scenic ponds. This home is just steps from shopping, restaurants, movie theatres, South Health Campus, and Seton's many amenities. With easy access to transit, 52 Street, and Mahogany's shopping and dining, this is an incredible place to call home. Whether you're a first-time buyer or looking to downsize this bungalow is move in ready and shows 10/10. Don't miss out!