

# \$749,900 - 122 Autumn Circle Se, Calgary

MLS® #A2200276

**\$749,900**

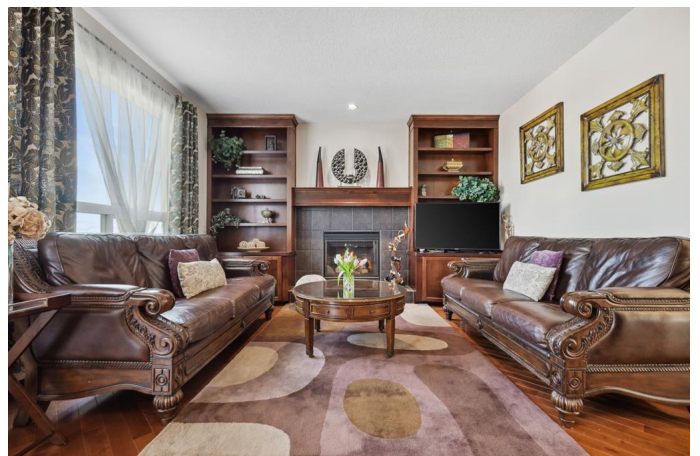
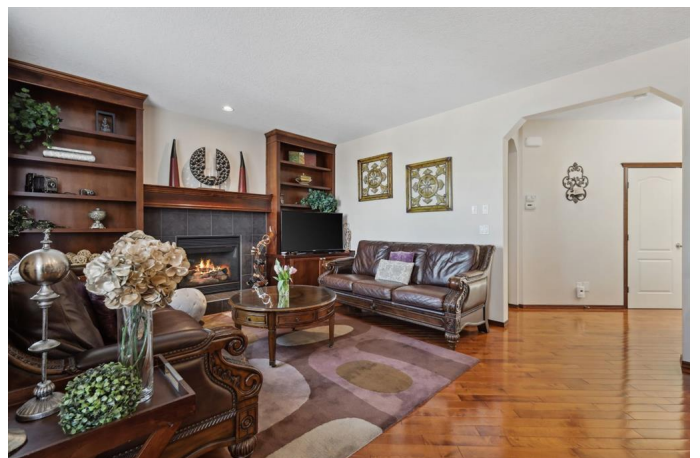
4 Bedroom, 4.00 Bathroom, 1,884 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning home in the sought after lake community of Auburn Bay. Offering over 2,670sq.ft of total living space, this 2-storey home is a perfect fusion of modern comforts, expansive living spaces, and an unbeatable location. Step inside to a welcoming entryway that flows into a spacious living room, adorned with gleaming Maple Hardwood floors, 9'™ ceilings, vacuum system, custom built-ins and a cozy gas fireplace. The heart of the home is the kitchen, where an oversized sit-up island takes centre stage, ideal for meal prep, entertaining, or sipping your morning coffee. Stainless steel appliances, plenty of cupboards and countertop space including a generous pantry providing ample storage for all your culinary essentials.

Upstairs, you'll find three large bedrooms, 5pc spa like ensuite with walk-in closet, a 4pc bathroom, plus a huge bonus room, offering endless possibilities for family fun or relaxation. The backyard is a private oasis, backing onto wetlands with no rear neighbours' just natural wildlife and serenity. The deck is perfect for summer BBQs, while the expansive yard offers plenty of space for kids or pets. A large shed stays for the next family's enjoyment and extra added storage.

This home's appeal grows with its fully finished basement, complete with a separate entrance. This self-contained living space



includes a large bedroom, a full 4pc bathroom, a generous living room, full kitchen and its own laundry room.

The oversized attached double garage is equipped with a vacuum system intended to keep your cars nice and clean. Oversized front driveway can park 3 cars. Situated on a family-friendly street near schools and parks, this home blends practicality with charm. Pride of ownership shows throughout, this home is immaculate. Don't miss your chance to own this exceptional property! book your showing today!

Built in 2007

### **Essential Information**

MLS® #	A2200276
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	122 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J7

### **Amenities**

Amenities	Beach Access, Clubhouse
Parking Spaces	5
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Oversized
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 8th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	495
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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