

# \$750,000 - 50 Autumn Circle Se, Calgary

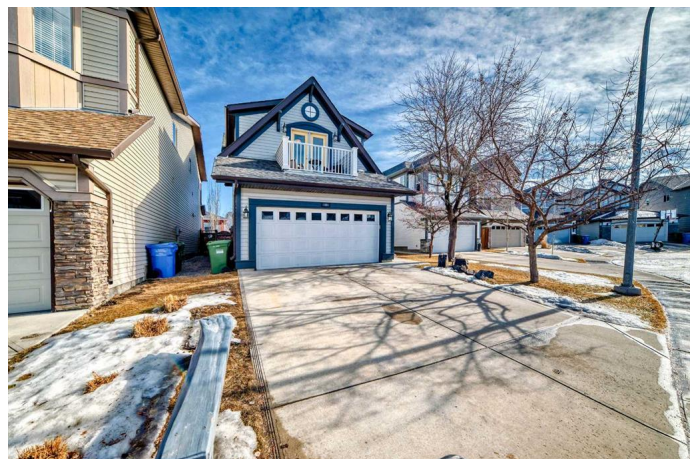
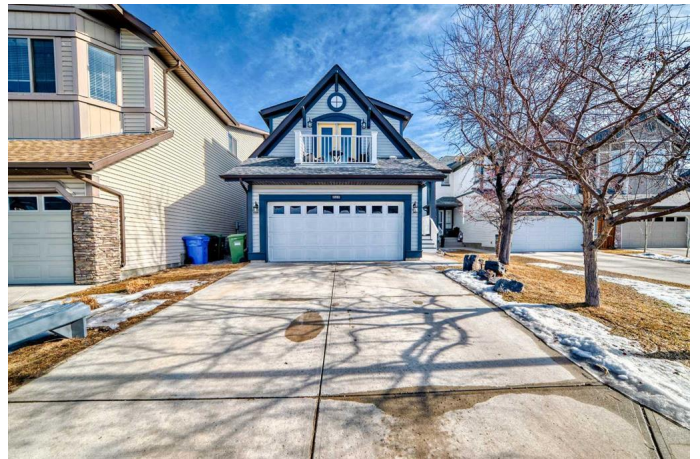
MLS® #A2196508

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,748 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Beautiful home in a great, quiet location and so close to multiple schools, parks, playgrounds and so much more! This home has everything you need! 4 bedrooms, 4 bathrooms, a finished basement and almost 2300 sq feet of developed space to grow your family in! As you enter the home you are greeted with a large foyer, leading you into the main living space with an awesome kitchen that has stainless steel appliances, new tiled backsplash, corner pantry, granite countertops, raised breakfast bar and plenty of cabinet and counter space! Adjacent to the kitchen there is a good sized eating area with access to the beautiful back yard with a massive composite deck and plenty of trees for privacy. The living room is flooded with natural light and has a gorgeous gas fireplace with a new tile surround! The main floor is finished off with the laundry area in the mudroom and a half bathroom for your guests. As you head upstairs you have a separate bonus room area that has a west facing balcony to enjoy the gorgeous sunsets on and the bonus room is big enough for a sectional couch and plenty of room for the kids to relax in! Heading across to the bedrooms there is a primary bedroom with a walk in closet and a full ensuite bathroom for your convenience and there are 2 more bedrooms and another full bathroom upstairs as well! The basement is finished with a 4th bedroom, another full bathroom and a rec room area as well as some storage in the mechanical room! The



garage has epoxy finished flooring and plenty of room for 2 vehicles and extra storage as well as ALL THIS the home has central A/C, new window in the bonus room overlooking the balcony as well as new railing on the balcony, updated lights, freshly painted trim on the outside of the house, white rock landscaping around three trees in the back yard, hardwood flooring throughout the main floor, an awesome back yard space, perfect location with easy access to Deerfoot, Stoney trails, multiple schools, theatre, hospital, parks, playgrounds, ponds, walking paths, bars restaurants, shopping, transit and SO MUCH MORE! This is a great home and just awaits a new owner to love it as much as the current owners have over the years!

Built in 2007

### **Essential Information**

MLS® #	A2196508
Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,748
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	50 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3M 0J6

### Amenities

Amenities Beach Access  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Many Trees, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed February 25th, 2025  
Days on Market 15  
Zoning R-G  
HOA Fees 494  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Broker

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