

# \$749,000 - 117 Autumn Gardens Se, Calgary

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MLS® #A2242529

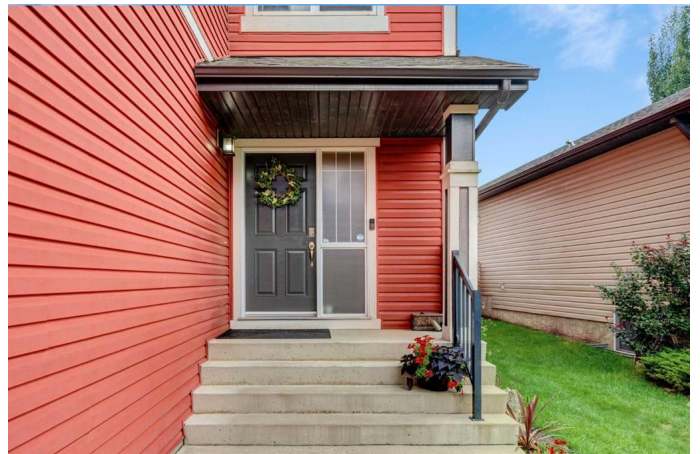
## \$749,000

3 Bedroom, 3.00 Bathroom, 2,329 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Nestled in the vibrant and sought-after community of Auburn Bay, this stunning two-storey home offers the perfect blend of comfort, style, and convenience. Situated on a generous lot, this property provides ample space for both indoor and outdoor living. As you step inside, you'll be greeted by an inviting open-concept main floor, designed with modern living in mind. The heart of the home is the contemporary kitchen, complete with a walkthrough pantry that offers easy access to all your culinary essentials. The perfect layout for families continues as the home seamlessly flows from the kitchen to the dining and living area complete with a gas fireplace. On the main floor you will also find flexible space with the Den, Laundry, and a 2-piece bathroom. The transition from indoor to outdoor living is seamlessly located off the Dining room. The large deck overlooks the fully fenced backyard, this expansive outdoor space is perfect for hosting summer barbecues, enjoying a quiet morning coffee, or simply unwinding with family and friends. Head upstairs to discover primary suite, a true retreat for relaxation. This spacious bedroom features a spacious 5-piece ensuite, complete with a soaking tub, dual sinks, and a separate shower. The large walk-in closet provides ample storage space, keeping your sanctuary clutter-free and organized. The upper level of this home is designed with family in mind, boasting two more generous sized bedrooms, a 4-piece bathroom, and a large bonus room.



Downstairs find endless potential with the open and unfinished basement complete with bathroom rough-in and large windows, an ideal layout to add more bedrooms and recreation space. One of the key highlights of this property is its convenient location. Easy walking distance of both elementary schools the middle school making commutes safe and easy for the whole family. Living in Auburn Bay means more than just owning a beautiful home, it's about embracing a lifestyle. As a resident, you'll have access to a myriad of community amenities, including the picturesque Auburn Bay Lake. Spend your weekends kayaking, swimming, or simply enjoying a picnic by the water's edge. The community also offers parks, trails, and recreational facilities, catering to a range of interests and activities. Don't miss the opportunity to make this stunning property your own. Welcome home!

Built in 2007

**Essential Information**

MLS® #	A2242529
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,329
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	117 Autumn Gardens Se
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Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0H8

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	48
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

Charles

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