$709,900 - 310 Autumn Circle Se, Calgary

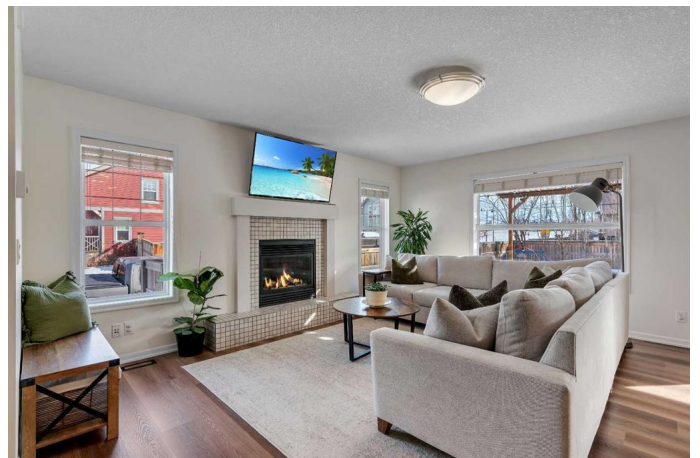MLS® #A2196296

$709,900

3 Bedroom, 4.00 Bathroom, 1,835 sqft
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Situated on a large corner and beautifully treed lot with a sunny south-facing backyard sits this immaculate and stylish home. Ideally located just 1 block to Auburn Bay School, playground and green space and just a 5 minute drive to the year-round activities at the lake. Great curb appeal with updated exterior and a heated double garage attached. Inside is any busy family's sanctuary with an abundance of natural light, new engineered hardwood floors and an open and airy floor plan. The inviting living room promotes relaxation in front of the gas fireplace while extra windows stream in endless sunshine throughout the day. Clear sightlines allow for unobstructed conversations with family and guests. The gourmet kitchen will inspire any chef featuring granite countertops, timeless subway tile backsplash, maple cabinets, a pantry for extra storage and breakfast bar seating at the centre island. Adjacently the dining room has plenty of room for family meals and entertaining or host casual barbeques on the expansive deck in the peaceful backyard. Gather in the upper level bonus room and enjoy movies and games in this fantastic hangout space. The primary bedroom is a true oasis with an indulgent ensuite that includes a deep soaker tub, a separate shower and a walk-in closet. 2 additional bedrooms are both spacious and bright and share the 4-piece family bathroom. Even more space for work, hobbies, play or fitness is found in the rec room in the finished

basement also equipped with a full 4-piece bathroom for added convenience. The beautiful backyard is a tranquil escape with a full-width pergola-covered deck for unwinding and soaking up the south sun all privately nestled behind mature trees. Year-round lake access allows for endless activities including swimming, a spray park, beach access, paddle-boarding, kayaking, tennis, ice skating, hockey and more. Enjoy easy access to Deerfoot and Stoney Trails plus excellent proximity to shopping, great schools, the YMCA, South Campus Medical Centre and much more! Truly an outstanding location for this exceptional move-in ready home!

Built in 2007

Essential Information

MLS® #	A2196296
Price	$709,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	310 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0J8

Amenities

Amenities	Beach Access, Boating, Clubhouse, Park, Playground, Dog Park, Picnic Area, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First