

# \$624,900 - 20 Autumn Court Se, Calgary

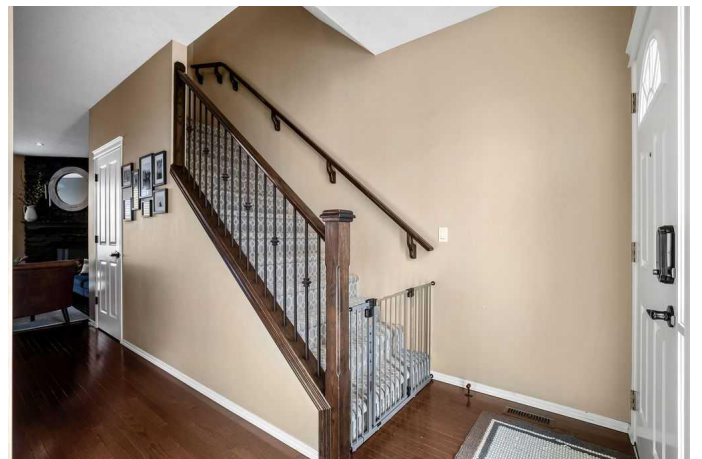
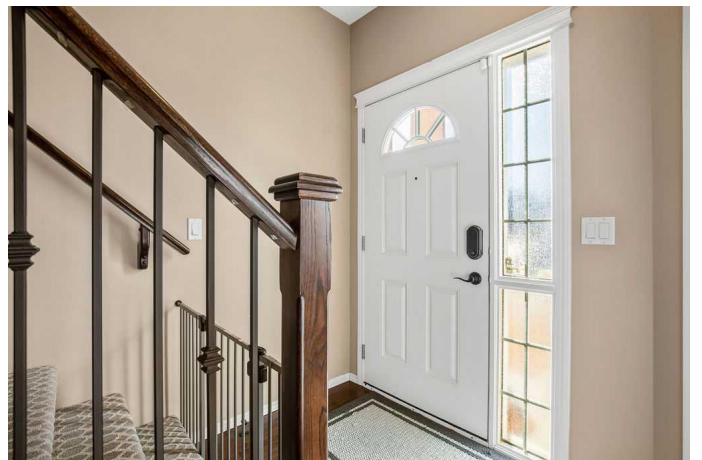
MLS® #A2197639

**\$624,900**

3 Bedroom, 3.00 Bathroom, 1,407 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom Morrison home in the highly desired lake community of Auburn Bay, conveniently located near St. Gianna's Catholic School, Seton amenities and South Health Campus. Situated on a generous pie-shaped lot, this home boasts a detached double garage, a fully landscaped and fenced yard, and a 20' x 12' cedar deck, creating the perfect outdoor retreat. Inside, the main floor impresses with soaring 9 ft ceilings, rich maple hardwood floors, and a versatile flex room or home office. The living room is warm and inviting, featuring a floor-to-ceiling stone fireplace that reflects beautifully onto the custom kitchen, complete with granite countertops, stainless steel appliances and under-cabinet lighting. The upper level offers 3 spacious bedrooms, including a primary suite enhanced with a newly added shiplap feature wall. The kids' bedrooms have also been upgraded with board and batten detailing, and a shiplap feature wall in the playroom adds a charming touch! Over the last few years, this home has been thoughtfully updated to enhance functionality. Recent improvements include a new washing machine (2024), a new garage door spring (2024), and a high-efficiency 50,000 BTU garage furnace (2023), ensuring the garage remains warm year-round. Additional upgrades include back alley garage offset paving, a fully insulated garage, and new upstairs flooring. The home



is also equipped with central A/C, a new hot water tank, a newly stained fence, and a dedicated dog run. The kitchen nook addition provides extra dining space, perfect for growing families. This home is packed with thoughtful features such as upper-floor laundry, a soundproofed powder room/laundry, central vacuum, a water softener. Best of all, you'll enjoy year-round lake access, offering winter skating on a zambonied lake path and summer activities like swimming and a water park. With every detail meticulously maintained and upgraded, this home is truly move-in ready. Don't miss this incredible opportunity—schedule your showing today!

Built in 2010

### Essential Information

MLS® #	A2197639
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,407
Acres	0.09
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	20 Autumn Court Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0P4

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Dog Run, Other, Private Yard, Lighting
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Private, Other, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 26th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	494
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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