



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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31 Autumn Place SE
Calgary, Alberta

MLS # A2265693



\$780,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new Auburn Bay home! This gem sits on a pie lot in a quiet cul-de-sac and is VERY close to schools, parks, playgrounds and a treed area with a pond to enjoy! Great sized home with lots of room to grow with your family! As you enter this home you are greeted with a convenient main floor office with doors for privacy, as you head down the hallway it leads you into a fantastic living area with a large living room, gas fireplace and built ins! The kitchen has new appliances, plenty of cabinet and storage space, a raised breakfast bar, tiled backsplash and a corner pantry! There is also a generous sized eating area that overlooks the large back yard! The rest of the main floor is completed with a half bathroom and a mudroom that leads to the garage. Upstairs has a huge SUNNY bonus room with vaulted ceilings and plenty of space for all your furniture, a large primary bedroom with a full ensuite bathroom and a great sized walk in closet! There are also 2 additional bedrooms and another full bathroom for the kids! AND upper laundry with lots of storage! The basement has been started but still awaits your finishing touches to make it your own. This home has it all: Great location, loads of recent upgrades (BRAND NEW carpet and paint, shingles, furnaces and hot water tank are just a few years old and the kitchen appliances have all been upgraded within the last year or so) There is also A/C, large pie lot, short commute to the LAKE, hospital, off leash dog park, shops, restaurants, YMCA, transit, schools and major roadways! Come and check out your new home!