



THE
A-TEAM

**RE/MAX
FIRST**

236 AUTUMN Green, Calgary T3M 0P4

MLS®#: **A2170656**

Area: **Auburn Bay**

Listing Date: **10/04/24**

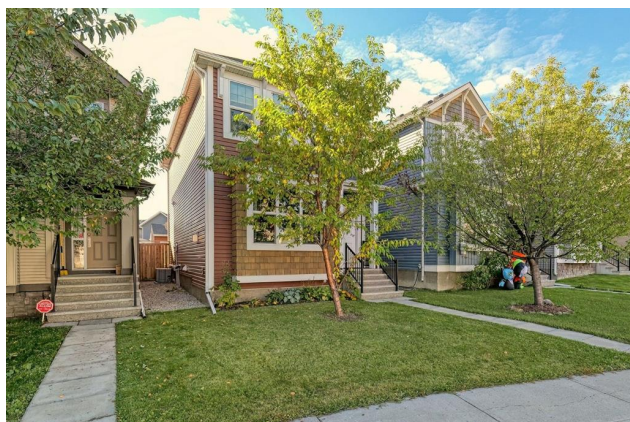
List Price: **\$614,999**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 18-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,453**
Low Sqft:
Ttl Sqft: **1,453**

Lot Information

Lot Sz Ar: **3,132 sqft**
Lot Shape:

DOM

25
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cedar,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Washer/Dryer**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	6`0" x 5`2"
Dining Room	Main	12`1" x 10`9"
2pc Bathroom	Main	5`6" x 4`8"
Walk-In Closet	Upper	
Laundry	Upper	7`10" x 6`3"
Bedroom - Primary	Upper	13`8" x 13`0"
Game Room	Basement	17`9" x 20`0"

Room	Level	Dimensions
Living Room	Main	12`11" x 16`10"
Kitchen	Main	14`10" x 16`1"
Bedroom	Upper	13`0" x 11`7"
4pc Ensuite bath	Upper	7`9" x 4`11"
Walk-In Closet	Upper	6`11" x 10`5"
4pc Ensuite bath	Upper	4`10" x 7`3"
3pc Bathroom	Basement	7`5" x 5`6"

Bedroom	Basement	10`11" x 9`8"	Furnace/Utility Room	Basement	6`7" x 13`6"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0815287**

Remarks

Pub Rmks: **Welcome to 236 Autumn Green! This fantastic family home comes with TWO primary suites, both with their own walk in closet and ensuites. This lovely 1453sqft home (over 2000 developed) is truly a hidden gem. Great for renting and income potential or for smaller families. Solid hardwood floors, stainless steal gas range, granite counters, upgraded lighting, built in speaker system, central air conditioning, water softener and a newly finished basement with soundproof insulation and drywall. Insulated sub-floor for comfort and warmth! The SE exposure provides sun all day in the beautiful backyard with a great deck for those summer BBQ's. Detached double garage, insulated with a paved alleyway. This home has been very well cared for and it shows. Enjoy a private community lake, with beach and other amenities. Wonderful neighbourhood schools, easy access to major traffic routes and close to shopping, entertainment and the South Hospital.**

Inclusions: **None**
 Property Listed By: **Diamond Realty & Associates LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





