



THE
A-TEAM

**RE/MAX
FIRST**

310 AUTUMN Circle, Calgary T3M 0J8

MLS® #: **A2175705**

Area: **Auburn Bay**

Listing Date: **10/26/24**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,574 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot, Corner Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,834**
Low Sqft:
Ttl Sqft: **1,834**

DOM

26
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Mixed**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
Kitchen	Main	12`6" x 12`1"
Living Room	Main	15`1" x 16`7"
4pc Ensuite bath	Upper	
Bedroom	Upper	10`8" x 10`7"
Bedroom - Primary	Upper	14`0" x 11`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`11" x 6`6"
Laundry	Main	5`11" x 11`5"
4pc Bathroom	Upper	
Bedroom	Upper	10`3" x 10`3"
Family Room	Upper	20`0" x 14`2"
4pc Bathroom	Basement	

Game Room

Basement

23`5" x 19`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0711775

Zoning:

R-G

Remarks

Pub Rmks:

Click on the 360 tour for a full walk-through. This home has lake privileges! Located on a corner lot. The main floor features maple hardwood floors & gas burning fireplace. The kitchen includes granite countertops, glass tile backsplash, maple cabinets, and a large pantry. Head on upstairs and you will find a bonus room, large primary bedroom with 4 piece ensuite with a walk-in closet, 2 more bedrooms and another bathroom accompany this floor. The basement is fully developed with a large rec room and a 4 piece bath. Go out to the back to a south facing backyard with a large deck, filled with trees making it nice and private! Amenities include lake privileges with fishing, swimming, skating, gym, central park, shopping & a regional rec centre, hospital and so much more! As a bonus the sellers have completed a home inspection! So bike, walk, run on over to see this home and call it yours today!

Inclusions:

Property Listed By:

N/A

RE/MAX Complete Realty

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









