



THE
A-TEAM

**RE/MAX
FIRST**

110 AUTUMN Circle, Calgary T3M 0J7

MLS®#: **A2180705**

Area: **Auburn Bay**

Listing Date: **11/22/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,140 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

29

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 6`10"
Foyer	Main	8`0" x 9`9"
Living Room	Main	11`11" x 21`2"
5pc Ensuite bath	Upper	9`3" x 9`10"
Bedroom	Upper	11`7" x 9`11"
Laundry	Upper	8`0" x 5`7"
Bedroom - Primary	Upper	13`1" x 18`0"

Room	Level	Dimensions
Dining Room	Main	15`2" x 11`3"
Kitchen	Main	12`10" x 15`3"
4pc Bathroom	Upper	8`0" x 5`0"
Bedroom	Upper	15`0" x 9`8"
Bonus Room	Upper	17`1" x 17`6"
Office	Upper	8`0" x 6`10"
3pc Bathroom	Lower	12`5" x 5`1"

Bedroom	Lower	11`9" x 14`3"	Game Room	Lower	15`5" x 17`3"
Storage	Lower	23`11" x 14`4"	Furnace/Utility Room	Lower	8`1" x 10`7"
Legal/Tax/Financial					

Title: **Fee Simple** Zoning: **R-G**

Legal Desc: **0713807**

Remarks

Pub Rmks: **Welcome to this stunning home located at 110 Autumn Circle SE, offering the perfect blend of modern amenities, spacious living, and a prime location. This home is featured on one of the larger lots in the Community. Step inside to find a spacious entry way and large living room, complete with Maple Hardwood floors and gas fireplace. The centerpiece of the kitchen is the oversized granite island, which offers plenty of space for meal prep, entertaining, or simply enjoying a cup of coffee. The breakfast bar provides a casual spot for family and friends to gather. Whether you're hosting a dinner party or enjoying a quiet meal, this area makes the kitchen both functional and stylish. Don't Forget to check out the large pantry, complete with plenty of storage space for all your needs. The backyard adds plenty of space for kids or animals. The deck is made with Composite decking and great for BBQ's in the summer. The Large shed will be left for the next family to enjoy. The wetlands behind this home, means no rear neighbors and lots of natural wildlife. This home is also on a Family friendly street close to many schools and parks. Need more Space? Let's not forget the large bonus room upstairs, built in office space and upstairs laundry. This home has 3 large bedrooms upstairs and 1 large bedroom in the basement. Again needing more space? The basement has a large recreation area, bathroom and full walk-in storage area. The attached double garage comes completely drywalled and insulated, as well as hot and cold faucets, for easy cleaning. This home has so much to offer. Don't miss out, book your showing today!**

Inclusions: **n/a**

Property Listed By: **CIR Realty**

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









