

110 AUTUMN Circle, Calgary T3M 0J7

MLS®#:	A2180705	Area:	Auburn Bay	Listing Date:	11/22/24		List Price:	\$819,900			
Status:	Pending	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residentia Detached Calgary 2010 5,140 sqft Backs on to Double Gau	o Park/Gro	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: een Space,Rectangul hed	2,291 2,291 ar Lot	DOM 61 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1) 3.5 (3 1) 2 Storey 4 2

Utilities and Features

Roof: Heating:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stone,Vinyl Siding,Woo	Construction: Stone,Vinyl Siding,Wood Siding Flooring: Carpet,Ceramic Tile,Hardwood Water Source:						
Sewer:										
Ext Feat:	BBQ gas line,Private Yard		5							
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			Fnd/Bsmt:	Fnd/Bsmt:						
			Poured Concrete							
Kitchen Appl:	Central Air Conditio	tral 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	<u>Dimensions</u>	<u>Room</u>	Level	<u>Dimensions</u>					
2pc Bathroom	Main	5`3" x 6`10"	Dining Room	Main	15`2" x 11`3"					
2pc Bathroom Foyer	Main Main	5`3" x 6`10" 8`0" x 9`9"	Dining Room Kitchen	Main Main	15`2" x 11`3" 12`10" x 15`3"					
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Foyer	Main Main	8`0" x 9`9"	Kitchen	Main	12`10" x 15`3"					
Foyer Living Room	Main Main ath Upper	8`0" x 9`9" 11`11" x 21`2"	Kitchen 4pc Bathroom	Main Upper	12`10" x 15`3" 8`0" x 5`0"					
Foyer Living Room 5pc Ensuite ba	Main Main	8`0" x 9`9" 11`11" x 21`2" 9`3" x 9`10"	Kitchen 4pc Bathroom Bedroom	Main Upper Upper	12`10" x 15`3" 8`0" x 5`0" 15`0" x 9`8"					

Bedroom Storage	Lower Lower	11`9" x 14`3" 23`11" x 14`4"	Game Room Furnace/Utility Room Legal/Tax/Financial	Lower Lower	15`5" x 17`3" 8`1" x 10`7"					
Title: Fee Simple Legal Desc:	0713807	Zoning: R-G								
			Remarks							
Pub Rmks: Inclusions: Property Listed By:	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 insulted, 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! n/a CIR Realty									

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













