



THE
A-TEAM

**RE/MAX
FIRST**

18 AUTUMN Green, Calgary T3M 0H5

MLS®#: **A2187315**

Area: **Auburn Bay**

Listing Date: **01/15/25**

List Price: **\$564,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,463

Year Built:

2010

Low Sqft:

Ttl Sqft:

1,463

Lot Information

Lot Sz Ar:

2,809 sqft

Lot Shape:

DOM

7

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Rectangular Lot,Views

Double Garage Detached,Insulated,Paved

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Washer,Window Coverings

Int Feat:

Bathroom Rough-in,Breakfast Bar,Central Vacuum,Kitchen Island,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`6" x 12`10"
Dining Room	Main	9`10" x 7`9"
2pc Bathroom	Main	5`5" x 4`5"
Walk-In Closet	Upper	6`10" x 4`9"
Bedroom	Upper	9`10" x 9`7"
4pc Bathroom	Upper	7`7" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`3" x 9`11"
Den	Main	15`1" x 9`6"
Bedroom - Primary	Upper	13`10" x 11`6"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bedroom	Upper	11`7" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0815878

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to 18 Autumn Green in the beautiful lake community of Auburn Bay. With mountain views and conveniently located across from a park and playground, this 3 bedroom, 2.5 bathroom semi-detached home is what you've been waiting for. Ample natural light floods the large front den making it the perfect office or playroom. The kitchen features brand-new stainless-steel appliances, a corner pantry, and island with a breakfast bar perfect for entertaining. A gas fireplace and large living room allow for a cozy space to relax. Upstairs you'll be impressed with the primary bedroom with mountain views, a large walk-in closet, and 4-piece ensuite. There are an additional two bedrooms and 4-piece bathroom, as well as upstairs laundry for ease. The unfinished basement is a blank canvas awaiting your personal touch. Enjoy summer nights on the deck with a gas hook-up for barbecuing, low maintenance landscaping, and an insulated double detached garage backing onto a paved alley. Living in Auburn Bay provides access to a fantastic community lake, plenty of schools, scenic walking pathways, parks and playgrounds, shopping options, and easy access to South Health Campus. Don't miss out on this exceptional opportunity - contact your Realtor today to book a showing!

Inclusions:
Property Listed By:

N/A
Optimum Realty Group

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









