



THE
A-TEAM

**RE/MAX
FIRST**

310 AUTUMN Circle, Calgary T3M 0J8

MLS®#: **A2196296** Area: **Auburn Bay** Listing Date: **02/27/25** List Price: **\$709,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **1,835**
 Low Sqft:
 Ttl Sqft: **1,835**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Corner Lot,Lawn,Treed**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0711775**

Remarks

Pub Rmks: **Situated on a large corner and beautifully treed lot with a sunny south-facing backyard sits this immaculate and stylish home. Ideally located just 1 block to Auburn**

Bay School, playground and green space and just a 5 minute drive to the year-round activities at the lake. Great curb appeal with updated exterior and a heated double garage attached. Inside is any busy family's sanctuary with an abundance of natural light, new engineered hardwood floors and an open and airy floor plan. The inviting living room promotes relaxation in front of the gas fireplace while extra windows stream in endless sunshine throughout the day. Clear sightlines allow for unobstructed conversations with family and guests. The gourmet kitchen will inspire any chef featuring granite countertops, timeless subway tile backsplash, maple cabinets, a pantry for extra storage and breakfast bar seating at the centre island. Adjacently the dining room has plenty of room for family meals and entertaining or host casual barbeques on the expansive deck in the peaceful backyard. Gather in the upper level bonus room and enjoy movies and games in this fantastic hangout space. The primary bedroom is a true oasis with an indulgent ensuite that includes a deep soaker tub, a separate shower and a walk-in closet. 2 additional bedrooms are both spacious and bright and share the 4-piece family bathroom. Even more space for work, hobbies, play or fitness is found in the rec room in the finished basement also equipped with a full 4-piece bathroom for added convenience. The beautiful backyard is a tranquil escape with a full-width pergola-covered deck for unwinding and soaking up the south sun all privately nestled behind mature trees. Year-round lake access allows for endless activities including swimming, a spray park, beach access, paddle-boarding, kayaking, tennis, ice skating, hockey and more. Enjoy easy access to Deerfoot and Stoney Trails plus excellent proximity to shopping, great schools, the YMCA, South Campus Medical Centre and much more! Truly an outstanding location for this exceptional move-in ready home!

Inclusions:

None

Property Listed By:

RE/MAX First

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











