



THE
A-TEAM

**RE/MAX
FIRST**

50 AUTUMN Circle, Calgary T3M 0J6

MLS® #: **A2196508** Area: **Auburn Bay** Listing Date: **02/25/25** List Price: **\$750,000**
 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: **4,036 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,747**
 Low Sqft:
 Ttl Sqft: **1,747**

DOM
-0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Many Trees,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **Beautiful home in a great, quiet location and so close to multiple schools, parks, playgrounds and so much more! This home has everything you need! 4 bedrooms, 4 bathrooms, a finished basement and almost 2300 sq feet of developed space to grow your family in! As you enter the home you are greeted with a large foyer, leading you into the main living space with an awesome kitchen that has stainless steel appliances, new tiled backsplash, corner pantry, granite countertops, raised breakfast bar and plenty of cabinet and counter space! Adjacent to the kitchen there is a good sized eating area with access to the beautiful back yard with a massive composite deck and plenty of trees for privacy. The living room is flooded with natural light and has a gorgeous gas fireplace with a new tile surround! The main floor is finished off with the laundry area in the mudroom and a half bathroom for your guests. As you head upstairs you have a separate bonus room area that has a west facing balcony to enjoy the gorgeous sunsets on and the bonus room is big enough for a sectional couch and plenty of room for the kids to relax in! Heading across to the bedrooms there is a primary bedroom with a walk in closet and a full ensuite bathroom for your convenience and there are 2 more bedrooms and another full bathroom upstairs as well! The basement is finished with a 4th bedroom, another full bathroom and a rec room area as well as some storage in the mechanical room! The garage has epoxy finished flooring and plenty of room for 2 vehicles and extra storage as well as ALL THIS the home has central A/C, new window in the bonus room overlooking the balcony as well as new railing on the balcony, updated lights, freshly painted trim on the outside of the house, white rock landscaping around three trees in the back yard, hardwood flooring throughout the main floor, an awesome back yard space, perfect location with easy access to Deerfoot, Stoney trails, multiple schools, theatre, hospital, parks, playgrounds, ponds, walking paths, bars restaurants, shopping, transit and SO MUCH MORE! This is a great home and just awaits a new owner to love it as much as the current owners have over the years!**

Inclusions:
Property Listed By: **Shelf in primary bedroom
Real Broker**

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













