



THE
A-TEAM

**RE/MAX
FIRST**

20 AUTUMN Court, Calgary T3M0P4

MLS®#: **A2197639** Area: **Auburn Bay** Listing Date: **02/26/25** List Price: **\$649,900**
 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: **3,778 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,407**
 Low Sqft:
 Ttl Sqft: **1,407**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Other,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dog Run,Lighting,Other,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Other,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Garburator,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
 Legal Desc: **0815287**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 3 bedroom, 2.5 bathroom Morrison home in the highly desired lake community of Auburn Bay, conveniently located near St.**

Gianna's Catholic School, Seton amenities and South Health Campus. Situated on a generous pie-shaped lot, this home boasts a detached double garage, a fully landscaped and fenced yard, and a 20' x 12' cedar deck, creating the perfect outdoor retreat. Inside, the main floor impresses with soaring 9 ft ceilings, rich maple hardwood floors, and a versatile flex room or home office. The living room is warm and inviting, featuring a floor-to-ceiling stone fireplace that reflects beautifully onto the custom kitchen, complete with granite countertops, stainless steel appliances and under-cabinet lighting. The upper level offers 3 spacious bedrooms, including a primary suite enhanced with a newly added shiplap feature wall. The kids' bedrooms have also been upgraded with board and batten detailing, and a shiplap feature wall in the playroom adds a charming touch! Over the last few years, this home has been thoughtfully updated to enhance functionality. Recent improvements include a new washing machine (2024), a new garage door spring (2024), and a high-efficiency 50,000 BTU garage furnace (2023), ensuring the garage remains warm year-round. Additional upgrades include back alley garage offset paving, a fully insulated garage, and new upstairs flooring. The home is also equipped with central A/C, a new hot water tank, a newly stained fence, and a dedicated dog run. The kitchen nook addition provides extra dining space, perfect for growing families. This home is packed with thoughtful features such as upper-floor laundry, a soundproofed powder room/laundry, central vacuum, a water softener. Best of all, you'll enjoy year-round lake access, offering winter skating on a zambonied lake path and summer activities like swimming and a water park. With every detail meticulously maintained and upgraded, this home is truly move-in ready. Don't miss this incredible opportunity—schedule your showing today!

Inclusions:

Property Listed By:

N/A

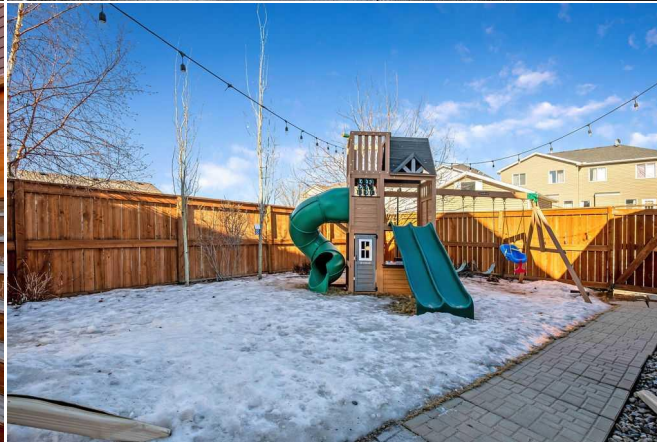
eXp Realty

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











GROSS AREA 20 Autumn Court SE - Calgary
 MAIN LEVEL: 711 SqFt, UPPER LEVEL: 696 SqFt
 BASEMENT: 696 SqFt
 TOTAL: 1407 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.