



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178 AUTUMN Circle, Calgary T3M 0J9**

MLS®#: **A2197932**      Area: **Auburn Bay**      Listing Date: **02/27/25**      List Price: **\$850,000**  
 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: **5,123 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,336**  
 Low Sqft:  
 Ttl Sqft: **2,336**

DOM

**1**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Greenbelt,Irregular Lot,Landscaped,Level,No Neighbours Behind,Pie Shaped Lot,Street Lighting**

Park Feat:

**Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Range,Freezer,Garage Control(s),Microwave,Refrigerator,Water Softener,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,No Smoking Home,Wired for Sound**  
 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: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **0711775**

Remarks

Pub Rmks: **Newly renovated color scheme, Renos done in 2024. Open concept living with sunken living area plus 9 ft ceilings Kitchen features gorgeous leathered granite,**

stainless steel appliances, silgranit sink, wine rack, eating bar & walk through pantry. 3 sided fireplace is the center focus of the dining room & sunken living room. Main floor den is the perfect space for a private home office. Large master suite easily accommodates king sized furniture, has a sitting area overlooking the greenspace behind. 5pc en suite featuring a corner soaker tub, dual sinks, glass shower with bench & walk in closet with drawers and organizers. CONVENIENT UPPER FLOOR LAUNDRY, Fully developed basement is home to a large recreation room, 4pc bath Beautifully landscaped yard is fully fenced, has mature trees, storage shed, raised garden bed & a 3-tiered deck with a built in BBQ gazebo, Additional upgrades to note are central AC, built in central vac system, OVER SIZED GARAGE FITS 2 FULL SIZED TRUCKS built in speakers (inside & out), Hunter Douglas blinds & 9' ceilings. NO NEIGHBORS BEHIND.. THE LARGE GREEN SPACE BEHIND THIS HOME IS A LONG WAY FROM ANYTHING.. SO NO ONE WILL BE LOOKING IN YOUR BACK WINDOWS.. 3 Schools within walking distance, k-5 in auburn bay, k-6-St Gianna and lakeshore school Grades 6-9

Inclusions:

Property Listed By:

none

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















