

# \$779,900 - 122 Autumn Circle Se, Calgary

MLS® #A2200276

**\$779,900**

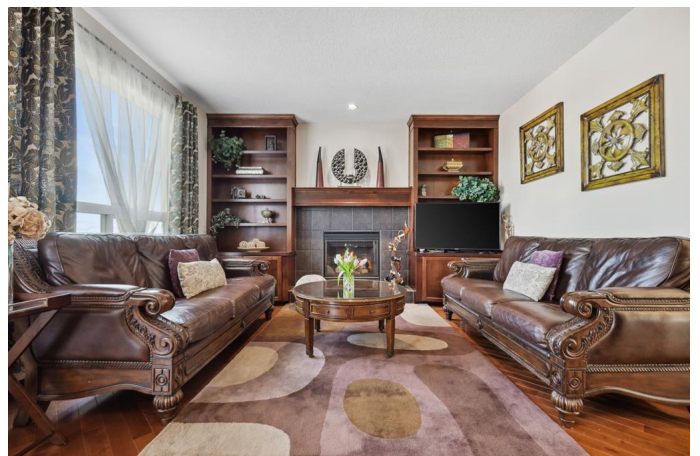
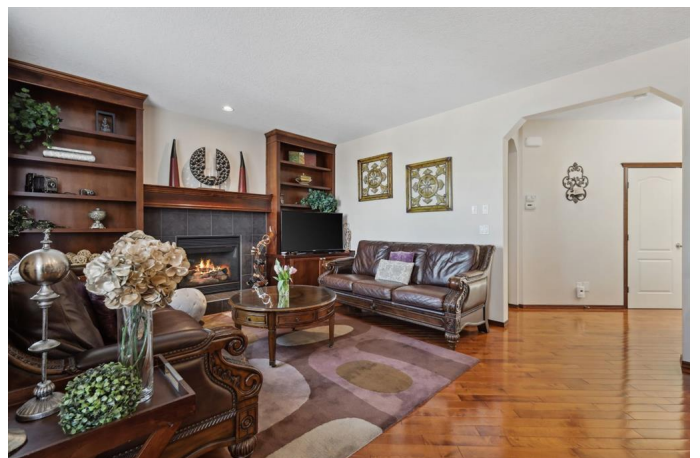
4 Bedroom, 4.00 Bathroom, 1,884 sqft  
Residential on 0.09 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning home in the sought after lake community of Auburn Bay. Offering over 2,670sq.ft of total living space, this 2-storey home is a perfect fusion of modern comforts, expansive living spaces, and an unbeatable location. Step inside to a welcoming entryway that flows into a spacious living room, adorned with gleaming Maple Hardwood floors, 9'™ ceilings, vacuum system, custom built-ins and a cozy gas fireplace. The heart of the home is the kitchen, where an oversized sit-up island takes centre stage, ideal for meal prep, entertaining, or sipping your morning coffee. Stainless steel appliances, plenty of cupboards and countertop space including a generous pantry providing ample storage for all your culinary essentials.

Upstairs, you'll find three large bedrooms, 5pc spa like ensuite with walk-in closet, a 4pc bathroom, plus a huge bonus room, offering endless possibilities for family fun or relaxation. The backyard is a private oasis, backing onto wetlands with no rear neighbours' just natural wildlife and serenity. The deck is perfect for summer BBQs, while the expansive yard offers plenty of space for kids or pets. A large shed stays for the next family's enjoyment and extra added storage.

This home's appeal grows with its fully finished basement illegal-suite, complete with a separate entrance and currently rented to a



long-standing tenant. This self-contained living space includes a large bedroom, a full 4pc bathroom, a generous living room, full kitchen and its own laundry room adding both flexibility and income potential. Perfect for short/long term rental, mother-in law or live-in nanny suite.

The oversized attached double garage is equipped with a vacuum system intended to keep your cars nice and clean. Oversized front driveway can park 3 cars. Situated on a family-friendly street near schools and parks, this home blends practicality with charm. Pride of ownership shows throughout, this home is immaculate. Don't miss your chance to own this exceptional property—book your showing today!

Built in 2007

### **Essential Information**

MLS® #	A2200276
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	122 Autumn Circle Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province Alberta  
Postal Code T3M 0J7

### **Amenities**

Amenities Beach Access, Clubhouse  
Parking Spaces 5  
Parking Double Garage Attached, Front Drive, Garage Door Opener, Oversized  
# of Garages 2

### **Interior**

Interior Features Central Vacuum, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Tile  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot, Street Lighting, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 8th, 2025  
Days on Market 4  
Zoning R-G  
HOA Fees 495  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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