

\$769,900 - 102 Autumn Gardens Se, Calgary

MLS® #A2187504

\$769,900

3 Bedroom, 4.00 Bathroom, 2,047 sqft
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

Welcome to this stunning over 3,000 sq ft developed two-storey masterpiece of Cedarglen Homes. Located in the heart of the sought-after community of Auburn Bay. This cul-de-sac pie lot situated on a quiet street backing on a SUNNY GREEN PATH leading to nearby schools. |3 bed + 4 bath + main floor laundry + developed basement + theatre room| The open-concept main floor features Vaulted ceiling and floor-to-ceiling window wall brings tons of natural light in. A three-sided gas fireplace right next to your Sunny and bright breakfast nook. Your chef's kitchen with stainless steel appliances, raised eating bar, and walk through pantry room, all blending elegance with functionality. A Formal dining/office/flex room with large windows. A powder room and Laundry room finishes the main. Upstairs 3 generously sized bedrooms providing everyone their own space to relax. Primary bedroom is a spacious retreat complete with a walk-in closet and luxury 5-pc ensuite with jetted tub and separate shower. Two additional bedrooms, both with walk-in closets and large windows, a 4-pc bath finishes the upper level. The fully finished basement, completed by the builder, features family room with built-in shelves, wet bar, and another 3-pc bath. Wired for sound with family theatre (projector included), the flex room with large windows could easily be converted to 4th Bedroom to fit your growing family. With its unbeatable location close to all amenities, schools, walking paths, shopping, South



Health Campus, YMCA and proximity to the lake, this home is a rare gem. Enjoy community amenities: lake access, clubhouse that hosts community events and activities, beach volleyball courts, tennis and pickleball courts, a splash park. Auburn Bay Lake is 43 acres boasting floating docks, a fishing dock, boat rentals and is stocked twice annually with Rainbow Trout, Tiger Trout, Brown Trout and Brook Trout... Embrace the winter season with a toboggan hill and multiple ice surfaces, including two large hockey rinks and a leisure rink along with a skating loop around the lake. Don't miss out on this exceptional opportunity in Auburn Bay. Schedule your private showing today!

Built in 2007

Essential Information

MLS® #	A2187504
Price	\$769,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	102 Autumn Gardens Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3M 0H8

Amenities

Amenities Park, Playground, Beach Access, Dog Park
Parking Spaces 4
Parking Double Garage Attached, Additional Parking
of Garages 2
Waterfront Beach Access

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Recreation Facilities
Appliances Bar Fridge, Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating Fireplace(s), Natural Gas
Cooling Window Unit(s)
Fireplace Yes
of Fireplaces 1
Fireplaces Family Room, Gas Log, Three-Sided
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Barbecue, Courtyard, Garden, Private Yard, Storage
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Treed, Fruit Trees/Shrub(s), Lake, Pie Shaped Lot
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed January 15th, 2025
Days on Market 57
Zoning R-1N
HOA Fees 436
HOA Fees Freq. ANN

Listing Details

Listing Office Everest Realty and Property Management Corp.

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