

201 Autumn Circle SE
Calgary, Alberta

MLS # A2298738



\$749,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,141 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar | | |

Inclusions: -

Welcome to 201 Autumn Circle SE, Calgary in the sought-after community of Auburn Bay! Offering over 3,100 SQFT of developed living space, this beautifully designed 4-bedroom, 4-bathroom home with two office spaces perfectly blends comfort, functionality, and modern style—ideal for growing families and those who work from home. Step inside to a spacious and welcoming entryway that leads to a main-floor den/office, perfect for remote work, studying, or a quiet workspace. The open-concept main floor features durable tiled flooring and flows effortlessly through the kitchen, dining, and living areas, creating an inviting space for everyday living and entertaining. The bright living room is anchored by a cozy gas fireplace and large windows that fill the space with natural light. The updated kitchen showcases modern white cabinetry, a large island with sink, corner pantry, and reverse osmosis drinking water system, making it both stylish and functional. The adjacent dining area, highlighted by elegant coffered ceilings and expansive windows, provides the perfect setting for family dinners or entertaining guests. Step outside through the sliding doors onto your sunny south-facing deck, overlooking the backyard—an ideal space for summer BBQs and relaxing evenings. Upstairs, the primary bedroom retreat offers peaceful backyard views and a luxurious ensuite featuring a large soaker tub, stand-alone shower, and an expansive vanity. Two additional spacious bedrooms, a sunken bonus room perfect for family movie nights, and a convenient upper-floor laundry room complete the second level. Enjoy year-round comfort with central air conditioning for those warm summer days. The fully finished basement adds incredible versatility with a wet bar, a large recreation room with space for a pool table, a full bedroom, and a full bathroom—perfect

for entertaining or accommodating guests. Living in Auburn Bay means enjoying one of Calgary's most vibrant lake communities, featuring a private lake, tennis courts, splash park, skating rinks, fishing, boating, and endless walking and biking pathways. This exceptional home offers the perfect combination of space, comfort, and community lifestyle—a place you'll be proud to call home.