



GRASSROOTS

REALTY GROUP

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**46 Autumn Crescent SE
Calgary, Alberta**

MLS # A2290983



\$579,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: None

Welcome to Auburn Bay, a premier lakeside community! This clean, beautifully maintained 1,402 sqft home offers an exceptional lifestyle in an unbeatable location; walking distance to schools, playgrounds, extensive bike trail systems, sports fields and a fully fenced dog park. The 3 bedroom, 2.5 bathroom layout begins with a versatile front den, ideal for a home office or den. An open concept main floor features a spacious kitchen with a central island, newer stainless steel appliances, and a walk-in pantry. The sun drenched living room, centred around a cozy corner gas fireplace, flows seamlessly to your private, fenced backyard and deck. Convenience is key with a double detached garage accessible via the paved back lane. Upstairs, the primary suite is a peaceful retreat, boasting a walk-in closet and a luxurious 4-piece ensuite with a deep soaker tub and separate shower. Two more spacious bedrooms and a full 4-piece bathroom complete the upper level. Enjoy year-round comfort with central air conditioning. As a resident, you gain exclusive access to the 43-acre freshwater Auburn Bay Lake. From summer swimming and paddle boarding on the sandy beach to winter skating and ice fishing, the activities are endless. Plus, you are minutes from the "Downtown of the SE," the vibrant Seton Urban District, which features the South Health Campus, VIP Cinema, YMCA, and trendy restaurants. This location also provides quick access to Mahogany and 130th Avenue shopping.