



**GRASSROOTS**

REALTY GROUP

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**114 Autumn Circle SE  
Calgary, Alberta**

**MLS # A2315753**



**\$744,900**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Low Maintenance Landscape, Many Trees, No Back L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this exceptional and beautifully maintained home in the highly sought-after community of Auburn Bay! Offering an impressive 2,148 sq. ft. of living space, this spacious and versatile residence features 5 bedrooms and 3.5 bathrooms, making it an ideal choice for growing families, multi-generational living. Step inside to discover a bright and inviting floor plan designed for both comfortable everyday living and effortless entertaining. The spacious main level offers generous living and dining areas filled with natural light, complemented by a well-appointed kitchen with ample cabinetry and workspace. Upstairs, you'll find generously sized bedrooms, including a relaxing primary retreat complete with a private ensuite. Adding to the home's appeal is a large upper-level bonus room with its own private balcony, creating the perfect space for a family lounge, home office, media room, or children's play area. Enjoy your morning coffee or unwind in the evening while taking in the peaceful views from this unique and highly desirable feature. A standout feature of this property is the separate entrance, separate kitchen, and separate laundry, providing outstanding flexibility for extended family, guests. Step outside to a spacious rear deck and enjoy the beautifully positioned backyard backing directly onto greenspace, offering enhanced privacy and a serene setting with no direct neighbours behind. Whether hosting summer BBQs, entertaining friends, or simply relaxing outdoors, this backyard is designed for enjoyment. Completing the package is a double detached garage and access to all the incredible amenities Auburn Bay has to offer. Residents enjoy lake access, featuring year-round recreation including swimming, paddleboarding, kayaking, fishing, skating, and community events. Conveniently located near schools, parks, playgrounds, walking paths, shopping,

restaurants, the South Health Campus, and major commuter routes, this home delivers the perfect balance of lifestyle and convenience. Rarely do homes offering this combination of space, flexibility, privacy, and location come to market. Whether you're searching for your forever family home or a property with exceptional income potential, this Auburn Bay gem checks all the boxes. Don't miss this incredible opportunity—call your favourite agent to schedule showing today!