



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**262 Autumn Circle SE  
Calgary, Alberta**

**MLS # A2316100**



**\$700,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE SATURDAY JUNE 20 FROM 12-2PM. Welcome to this beautifully maintained original-owner home in the highly sought-after 4 season lake community of Auburn Bay! Professionally refinished hardwood floors, freshly painted inside and out with stylish new lighting selections throughout, this move-in-ready property is perfectly situated on a large traditional lot backing onto a rear lane and features a sunny southeast-facing backyard designed for outdoor enjoyment. Fully landscaped and complete with a two-tier deck, pergola, mature trees, garden planters, and plenty of space for children and pets to play, this yard is a true retreat. Step inside to an impressive open-to-above foyer that leads into the inviting living room, highlighted by a cozy gas fireplace with tile surround and mantle. The adjacent dining area offers seamless access to the backyard through dual garden doors, creating the perfect space for indoor-outdoor entertaining. The well-appointed kitchen showcases hardwood flooring, a central island, classic white cabinetry, a full stainless steel appliance package, and a convenient corner pantry. The main floor is completed by a 2-piece powder room, laundry/mudroom, and direct access to the double attached garage. Upstairs, a spacious vaulted bonus room with a charming Juliet balcony provides the ideal setting for family movie nights or cheering on your favorite team. The thoughtfully designed split staircase layout offers privacy for the whole family, with two generous secondary bedrooms and a 4-piece bathroom on one side, while the primary retreat is tucked away at the rear of the home. The primary bedroom easily accommodates a king-sized suite and features a walk-in closet and a spacious 4-piece ensuite complete with a large vanity, deep soaker tub, separate shower, and private water closet. The

unfinished basement presents endless possibilities, with room for a recreation area, fourth bedroom, full bathroom, and additional storage. Located within walking distance to St. Gianna School (K-6), pathways, parks, and Auburn Bay's world-class lake amenities; this home also offers quick access in and out of the community while remaining far enough from Deerfoot Trail to enjoy peace and quiet. A fantastic opportunity to enjoy lake living in one of Calgary's most desirable family communities!