



GRASSROOTS
REALTY GROUP

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22 Autumn Green SE
Calgary, Alberta

MLS # A2323240



\$559,900

Division:	Auburn Bay		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,455 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV Mount

Life in Auburn Bay begins with a home that combines flexible living spaces, thoughtful design and a park-front setting within one of Calgary's most sought-after lake communities. Facing a GREENSPACE AND PLAYGROUND, this move-in ready semi-detached home delivers the benefit of open views, abundant street parking and a welcoming atmosphere just a 20-minute walk from the lake. French doors frame a dedicated FRONT OFFICE overlooking the park, creating an ideal setting for working from home or managing daily routines. Hardwood flooring extends across the main level, bringing warmth and continuity throughout the living spaces. Gather around the GAS FIREPLACE flanked by windows in the living area where comfortable evenings unfold with ease, while sightlines remain connected to the dining space and kitchen beyond. Full-height cabinetry, STAINLESS STEEL APPLIANCES, a CORNER PANTRY, and generous prep surfaces make everyday cooking and entertaining equally enjoyable. Privately tucked away, a well-positioned powder room offers added convenience for guests and quick cleanups after time outdoors, while the rear mudroom helps keep daily comings and goings organized. Upstairs, the layout stands apart with DUAL PRIMARY BEDROOMS, each paired with its own ENSUITE and WALK-IN CLOSET for exceptional privacy and flexibility. Whether accommodating family members, roommates, guests, or a changing lifestyle, this arrangement adapts beautifully to a variety of needs. Laundry is conveniently situated on the upper level, reducing trips up and down stairs during busy weeks. Additional living space awaits in the FULLY FINISHED BASEMENT where a spacious recreation area supports movie nights, hobbies, fitness equipment, or a children's play zone. A 3RD BEDROOM, 4-piece bathroom, and substantial storage

capacity further enhance functionality for growing households or overnight visitors. Outside, a LARGE DECK creates an inviting backdrop for summer barbecues and quiet mornings, while portions of SYNTHETIC TURF contribute to lower-maintenance outdoor upkeep. Mature fencing adds a sense of privacy, allowing the backyard to feel tucked away from surrounding homes. Completing the property is an OVERSIZED DOUBLE DETACHED GARAGE that is INSULATED, equipped with an OVERSIZED 8' GARAGE DOOR, and READY FOR AN EV CHARGER. A PAVED BACK LANE simplifies access year-round, adding practicality to an already impressive package. With parks at your doorstep, lake privileges nearby, and everyday amenities within easy reach, this home delivers a lifestyle that balances recreation, convenience, and comfort.