



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Autumn Court SE
Calgary, Alberta

MLS # A2333177



\$575,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,376 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions:	N/A
--------------------	-----

Welcome to this move-in ready home tucked away on a quiet cul-de-sac in the award-winning lake community of Auburn Bay. Offering a functional layout, a fully fenced yard, and an unfinished basement ready for your vision, this home is the perfect opportunity for first-time buyers, young families, or anyone looking to get into one of Calgary's most desirable southeast communities. Step inside to a bright and welcoming main floor featuring high ceilings, a spacious living room, an open dining area, and a well-designed kitchen complete with a large island and plenty of workspace. Whether you're hosting family dinners or enjoying a quiet night at home, this layout is designed for everyday living. Convenient main floor laundry and a 2-piece powder room complete the level. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite with its own private ensuite, along with a full bathroom for the rest of the family. The unfinished basement offers endless potential, allowing the next owner to finish the space exactly how they want. Create a recreation room, home gym, office, additional bedroom, or all of the above—the choice is yours. Outside, the backyard is ready for its next chapter. Fresh loam and seed have recently been laid, so you'll be able to enjoy a beautiful new lawn as it grows in. The fully fenced yard provides plenty of space for kids, pets, or summer barbecues. Living in Auburn Bay means so much more than owning a home—it's a lifestyle. Enjoy year-round lake access with swimming, paddle-boarding, skating, tennis courts, parks, playgrounds, walking and biking pathways, and a vibrant community clubhouse. Families will appreciate the nearby schools, while shopping, restaurants, grocery stores, South Health Campus, Seton YMCA, and every amenity you could need are just minutes away. Commuting is

easy with quick access to Deerfoot Trail, Stoney Trail, and 52 Street SE, making travel throughout Calgary simple and convenient. This is an outstanding opportunity to own a well-maintained home in one of Calgary's premier lake communities. Simply move in, make it your own, and enjoy everything Auburn Bay has to offer. For more information, photos, and a guided 360 tour, click the links below!