



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

54 Autumn View SE
Calgary, Alberta

MLS # A2334979



\$595,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to 54 Autumn View SE, a beautifully maintained two-storey home in the heart of Auburn Bay, where year-round lake access, an exceptional family-friendly location, and stylish finishes come together to create the perfect place to call home. Offering over 1,500 sq. ft. of thoughtfully designed living space, this popular Leighton model features a bright and functional main floor with a versatile flex room, an open-concept kitchen complete with granite countertops, stainless steel appliances, and ample cabinetry, plus spacious living and dining areas designed for both everyday living and entertaining. Upstairs, you'll appreciate the convenience of upper-floor laundry, three generous bedrooms, including a spacious primary retreat with a walk-in closet and luxurious 5-piece ensuite. Stay cool and comfortable all summer long with central air conditioning. Ideally located within walking distance to multiple schools, parks, playgrounds, and pathways, and just minutes from Auburn Bay's private lake, South Health Campus, shopping, restaurants, and major commuter routes, this home offers the perfect balance of comfort, convenience, and the outstanding lifestyle that makes Auburn Bay one of Calgary's most desirable lake communities.