



GRASSROOTS
REALTY GROUP

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106 Autumn Crescent SE
Calgary, Alberta

MLS # A2337327



\$599,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,389 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Private, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Welcome to this pristine, well kept family home with lake access and backing directly onto a greenspace with Mountain Views! The open concept main floor boasts a bright living room with a fireplace, a sunlit dining area, and a chef's kitchen featuring granite counters, a large island, and stainless steel appliances. Upstairs, enjoy upper floor laundry and two dual primary suites, each complete with a 4-piece ensuite and walk-in closet. The fully finished basement offers a built in office area, a spacious family room, a third bedroom, and a 3-piece bath. Step outside to a private, tree lined south backyard with a tiered deck, gazebo, fire pit and a detached garage—all just minutes from schools, shopping, and the Alberta Health Campus.