



GRASSROOTS
REALTY GROUP

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256 Autumn Green SE
Calgary, Alberta

MLS # A2349360

\$565,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this cute and cozy home in a spectacular area of Auburn Bay where you are literally a 30 second walk to the playground/park and a quick easy walk to multiple schools and walking paths, parks and the LAKE! This home offers a great sized living room as you enter with a good sized dining area beside that before you enter the very functional kitchen that has an island with room for 3 or 4 stools, corner pantry, black appliances, ample cabinet and counter space and tiled backsplash! The main floor is completed with a half bath at the rear of the house as well as back yard access! Let's head upstairs where you will LOVE the upper level laundry room, the primary bedroom that has a walk in closet and a full ensuite bathroom and there are also 2 additional bedrooms and another full bathroom for the kids! The basement is awaiting your finishing ideas and is laid out great for future development! There is also plenty of room for a future detached double garage at the back of the house as well. This home is a great find in one of Calgary's premiere lake communities and you have super easy access to ALL of the areas amenities including a hospital, year round LAKE, YMCA, off leash dog park, tons of parks, playgrounds and walking paths, restaurants, pubs and shopping as well as transit and easy access to Deerfoot and Stoney Trails! Don't wait, book your private showing today!