

106 Autumn Crescent SE
Calgary, Alberta

MLS # A2215732



\$624,900

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|------------------|---|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,383 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Few Trees, Gazebo, Landscaped, Private | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan | | |

Inclusions: China cabinet in the dining room and cabinet in the half bath are both negotiable.

Welcome to this immaculate and well kept family home! Boasting lake access, schools, shopping and the Alberta Health Campus close by, this home is a great choice for you and your family! You will appreciate the open floor plan, the spacious bright living room with the beautiful fireplace and the gorgeous kitchen with large island, granite counters, corner pantry and upgraded appliance. The dining room is just as bright and is complimented with a stylish white cabinet for all your unique dishes and provides extra storage. The mudroom takes you out to the private south facing backyard featuring a tiered deck, gazebo, lots of lounging space and is surrounded by trees for privacy. The upper level of the home is complete with 2 primary bedrooms, each featuring their own 4 pc ensuite and walk in closet and don't forget the convenience of an upper floor laundry area. For those of you who work from home, you will enjoy the office area when you come down the stairs into the basement, the large family room, large bedroom and the 3 pc bathroom that was just completed. This home has absolutely everything you need including the 20'x20' detached garage in the back and best of all-you have no neighbors directly behind you-only greenspace.