



# 197 Autumn Circle Calgary Alberta

\$749,900

Fabulous family home in the heart of the coveted lake community of Auburn Bay! Amazing Street! Short walk to schools! This stunning 2-story residence offers over 2,200 square feet of modern living space, featuring 3 spacious bedrooms plus versatile bonus room perfect for family gatherings or entertaining space. Step inside to discover a beautifully designed modern kitchen, equipped with sleek stainless-steel appliances, granite counters, stylish cabinetry and ample storage space making it delight for everyday use. Enjoy a walkthrough pantry coming off the double attached front drive garage, convenient for those big grocery runs. The open-concept layout seamlessly connects the kitchen to the inviting living and dining areas, creating an ideal environment for entertaining or relaxing with loved ones. Upstairs you'll enjoy 3 spacious bedrooms including a Primary suite featuring a large updated ensuite bathroom including dual vanities, soaker tub, tiled shower with bench and a walk-in closet. Sliding patio doors take you out to your nice sized backyard space with sunny South exposure, perfect for maximizing those summer days! At this premiere SE community, you'll enjoy year-round access to the exclusive community lake. Amenities include amazing pathway system, clubhouse, pickleball courts, parks, playgrounds, kayaking, paddleboarding, off leash dog park, and much more! Whether it's summer days spent by the beach or winter fun on the ice, this location offers endless recreational opportunities right at your doorstep. Home is ready for immediate possession, book your showing today! (id:6769)

4pc Bathroom 10.08 Ft x 5.00 Ft  
 5pc Bathroom 10.67 Ft x 10.92 Ft  
 Bedroom 10.75 Ft x 11.83 Ft  
 Bedroom 10.00 Ft x 11.08 Ft  
 Bonus Room 18.17 Ft x 20.08 Ft  
 Laundry room 10.17 Ft x 5.50 Ft

Primary Bedroom 14.08 Ft x 16.17 Ft  
 2pc Bathroom 4.75 Ft x 5.25 Ft  
 Family room 14.50 Ft x 14.00 Ft  
 Kitchen 12.00 Ft x 21.17 Ft  
 Living room 10.50 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
 Charles

<http://www.benknopp.com/>

**RE/MAX**

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 (CENTRAL)**

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