



## 106 Autumn Gardens Calgary Alberta

\$749,000

SEE VIDEO.....Lake Living!! Welcome to this exceptional home, perfectly situated on one of the quietest streets in Auburn Bay and backing onto a tranquil green space. This beautiful home has direct access to walking paths leading to two schools--an ideal setting for families! Located in a highly sought-after lake community, this property features 3 spacious bedrooms upstairs, including a luxurious 5-piece ensuite in the primary bedroom, and a large bonus room. The main floor is beautifully finished with hardwood throughout, a stunning kitchen, and open living and dining areas, complemented by a cozy fireplace. Stay cool with central A/C. The fully developed basement, with its own separate entrance, includes a large bedroom and another inviting living area complete with a second fireplace--perfect for potential suite conversion (with City Approval). This home offers endless possibilities in a prime location! (id:6769)

Recreational, Games room 25.50 Ft x 17.50 Ft

4pc Bathroom Measurements not available

Bedroom 13.33 Ft x 10.00 Ft

Kitchen 17.50 Ft x 9.00 Ft

Dining room 14.50 Ft x 9.50 Ft

Living room 13.50 Ft x 12.00 Ft

2pc Bathroom Measurements not available

Bonus Room 17.50 Ft x 11.50 Ft

Primary Bedroom 14.00 Ft x 12.00 Ft

Bedroom 12.00 Ft x 9.00 Ft

Bedroom 10.50 Ft x 9.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Landan Real Estate

**RE/MAX Realty Professionals**

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