



# 52 Autumn Court Calgary Alberta

\$622,000

Experience a new standard of living in this meticulously maintained Auburn Bay residence. Perfectly nestled on a friendly cul-de-sac in the heart of Auburn Bay, this property is designed for the demands of modern family life. This bright, welcoming main-floor den offers a flexible space for work or leisure. The sprawling open-concept layout easily accommodates both intimate family meals and grand entertaining, boasting new appliances, updated flooring, and a comprehensive blinds and lighting package. The upstairs is thoughtfully designed for convenience, with a dedicated laundry room. The spacious primary bedroom is a true retreat with a private ensuite and walk-in closet, while two additional bedrooms are connected by a full Jack & Jill bathroom, ensuring efficiency and privacy. The fully finished lower level expands your living options, presenting a large guest bedroom with an adjacent full bathroom and a flexible area ready for a home theatre or children's playroom. Outside enjoy a well sized back deck and a double garage offers secure parking and extra storage. The sought-after location is just moments from schools and playgrounds, making it an idyllic setting for a growing family. Imagine a life of unparalleled convenience and connection in the highly sought-after Auburn Bay with close proximity to a multitude of amenities including lake access and a short drive to both Stoney and Deerfoot trails. (id:6769)

Family room 14.42 Ft x 15.75 Ft

Furnace 7.25 Ft x 7.67 Ft

Storage 3.17 Ft x 5.67 Ft

Bedroom 9.67 Ft x 12.17 Ft

4pc Bathroom Measurements not available

Other 6.00 Ft x 6.58 Ft

Other 10.00 Ft x 13.00 Ft

Kitchen 10.17 Ft x 12.25 Ft

Dining room 8.17 Ft x 9.58 Ft

Living room 12.83 Ft x 13.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.42 Ft x 13.00 Ft

Bedroom 9.67 Ft x 10.00 Ft

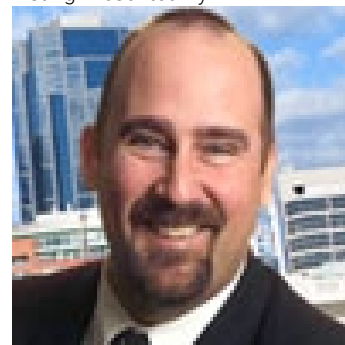
Bedroom 9.00 Ft x 11.58 Ft

Laundry room 3.17 Ft x 5.08 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
eXp Realty

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

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca