

\$780,000 - 31 Autumn Place Se, Calgary

MLS® #A2265693

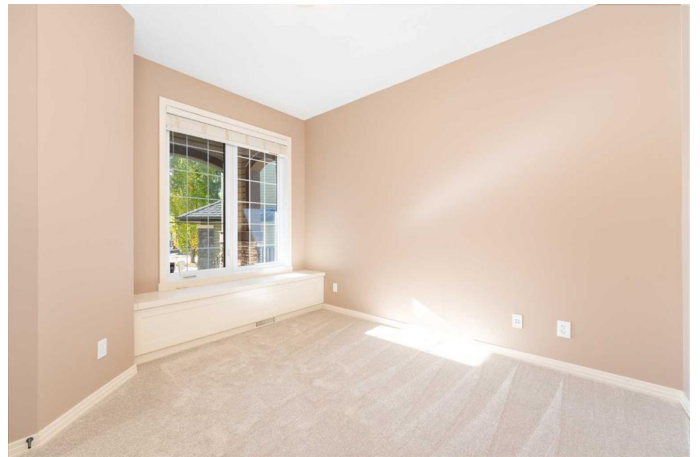
\$780,000

3 Bedroom, 3.00 Bathroom, 2,507 sqft

Residential on 0.15 Acres

Auburn Bay, Calgary, Alberta

Welcome to your new Auburn Bay home! This gem sits on a pie lot in a quiet cul-de-sac and is VERY close to schools, parks, playgrounds and a treed area with a pond to enjoy! Great sized home with lots of room to grow with your family! As you enter this home you are greeted with a convenient main floor office with doors for privacy, as you head down the hallway it leads you into a fantastic living area with a large living room, gas fireplace and built ins! The kitchen has new appliances, plenty of cabinet and storage space, a raised breakfast bar, tiled backsplash and a corner pantry! There is also a generous sized eating area that overlooks the large back yard! The rest of the main floor is completed with a half bathroom and a mudroom that leads to the garage. Upstairs has a huge SUNNY bonus room with vaulted ceilings and plenty of space for all your furniture, a large primary bedroom with a full ensuite bathroom and a great sized walk in closet! There are also 2 additional bedrooms and another full bathroom for the kids! AND upper laundry with lots of storage! The basement has been started but still awaits your finishing touches to make it your own. This home has it all: Great location, loads of recent upgrades (BRAND NEW carpet and paint, shingles, furnaces and hot water tank are just a few years old and the kitchen appliances have all been upgraded within the last year or so) There is also A/C, large pie lot, short commute to the LAKE, hospital, off leash dog park, shops, restaurants, YMCA, transit,



schools and major roadways! Come and check out your new home!

Built in 2007

Essential Information

MLS® #	A2265693
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,507
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Autumn Place Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0H1

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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