

## 29 Autumn Terrace SE Calgary, Alberta

**MLS # A2241173**


# \$629,000

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Auburn Bay                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 2 Storey                                                                   |               |                   |
| <b>Size:</b>     | 1,264 sq.ft.                                                               | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                                     |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, S |               |                   |

|                    |                                                                                              |                   |     |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** Tools in garage are negotiable.

Welcome to your new home in the vibrant, family-friendly community of Auburn Bay! This beautifully maintained property is being offered for the very first time by its original owners. Purchased with a builder upgrade package, the home features hardwood flooring and granite countertops that add both style and durability. Inside, you'll find 4 bedrooms, brand new carpeting throughout, and fresh paint that gives the entire home a bright, refreshed feel. The fully finished basement offers even more space for a growing family, whether you need a playroom, home office, or entertainment area. Outside, the oversized double detached garage is a standout—it's insulated, heated, wired with 240v power, and comes complete with custom workbenches and cabinets featuring walnut inlay. Enjoy relaxing on the front covered porch or hosting friends and family in the backyard patio with a built-in fire pit. You'll also get to enjoy all the amenities of Auburn Bay, including full lake access, walking paths, parks, nearby schools, and a welcoming community atmosphere. Auburn Bay is the perfect place to call home!