

\$725,000 - 2 Autumn Grove Se, Calgary

MLS® #A2245233

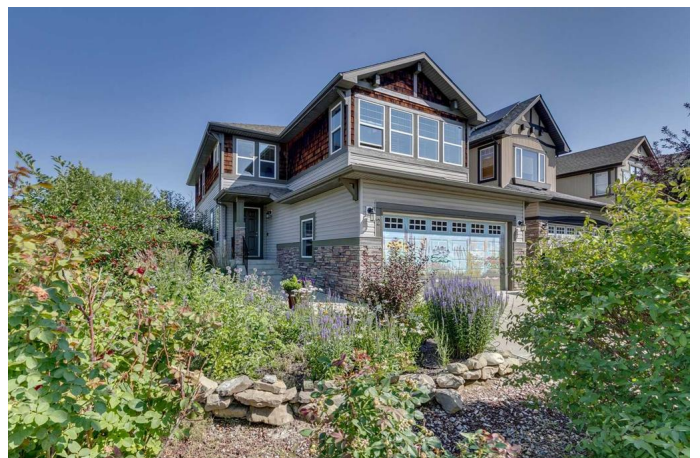
\$725,000

4 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

****OPEN HOUSES, Saturday AND Sunday, Sept 6 & 7th 12-2pm**** Welcome to this thoughtfully designed 4-bedroom, 3.5-bathroom family home offering over 2,265 sq.ft. of comfortable living space in the vibrant, lake-centered community of Auburn Bay. Custom built with accessibility in mind, this unique home features an **ELEVATOR** to all three floors, including the oversized garage, 36" doorways, and an oversized main bath for ease and comfort. The bright, open kitchen is equipped with **QUARTZ COUNTER TOPS**, a **GAS STOVE**, and custom **BUILT-INS** in the walk-through pantry, ideal for busy families. Main floor laundry and a pocket office inside the front entrance add to the convenience. Upstairs, you'll find three spacious bedrooms and a large bonus area, while the partially finished basement includes a bedroom, full bath, and flexible space perfect for creating a family room, a second bedroom or both! Outside, enjoy a beautifully **LANDSCAPED & IRRIGATED** with no grass to mow. It's a gardeners dream, with so much potential. Backing onto a school field, the expansive decking, **PERGOLA** and greenery offer the utmost privacy. A cozy gas fire table, **BBQ gas line** and garden oasis create an ideal setting for outdoor living. The **OVERSIZED GARAGE** will accommodate a pick-up truck and features elevator access to all three levels of the home. Located in one of Calgary's most sought-after communities, Auburn Bay residents are privy to the



year-round LAKE ACCESS which includes docks, boat rentals, fishing & ice skating. The park features an outdoor amphitheatre, picnic shelters, sledding hill, tennis courts & even disc golf. There is a banquet room, gymnasium and all sorts of community events to partake in. Not to mention top-rated schools within walking distance, and proximity to Stoney Trail, Deerfoot, the South Health Campus hospital, and countless shops and restaurants.

Built in 2007

Essential Information

MLS® #	A2245233
Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,266
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2 Autumn Grove Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0H1

Amenities

Amenities	Park, Playground, Beach Access, Boating, Clubhouse, Dog Park, Picnic Area, Party Room, Recreation Facilities
Parking Spaces	4

Parking	Double Garage Attached, Garage Faces Front, Paved, Concrete Driveway
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# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Central Vacuum, Elevator
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Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room
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Has Basement	Yes
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Basement	Full, Partially Finished
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Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Underground Sprinklers, Garden, Private
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame, Shingle Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 8th, 2025
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Days on Market	53
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Zoning	R-G
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HOA Fees	509
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HOA Fees Freq.	ANN
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Listing Details

Listing Office	Royal LePage Solutions
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