

# \$765,000 - 2 Autumn Grove Se, Calgary

MLS® #A2245233

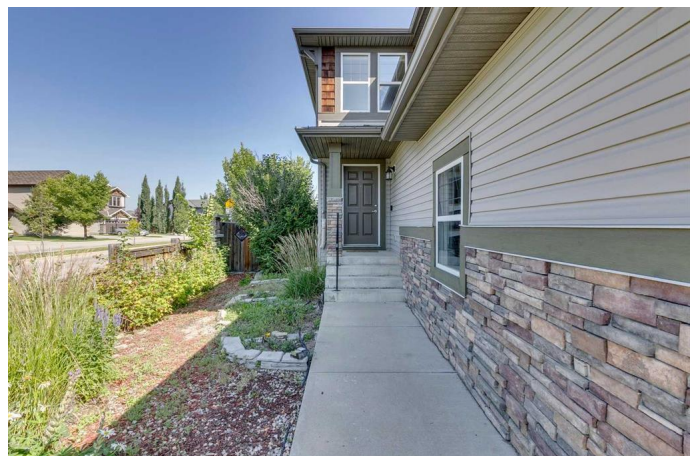
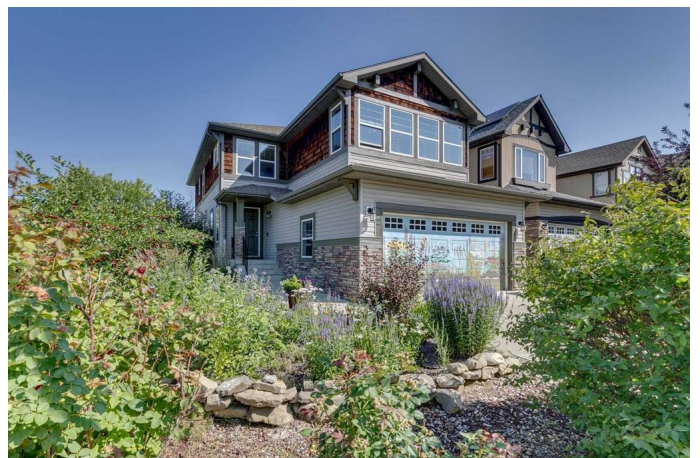
**\$765,000**

4 Bedroom, 4.00 Bathroom, 2,266 sqft

Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

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	\$765,000
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	Beach Access, Boating, Clubhouse, Park, Picnic Area, Playground, Recreation Facilities, Dog Park, Party Room
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front,

	Paved
# of Garages	2

## Interior

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

## Exterior

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

## Additional Information

Date Listed	August 8th, 2025
Days on Market	3
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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