

**134 Autumn Gardens SE**  
**Calgary, Alberta**

**MLS # A2275946**



**\$755,000**

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,304 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

**LOCATION, LOCATION, LOCATION!** Welcome to your Custom Jayman Built 'Dream Home' in the highly sought-after LAKE Community of Auburn Bay. This 3 bed + 2.5 bath Detached home has over 2300 Sq FT, offering exclusive Lake Access and a RARE location backing onto Green Space with South-Facing views. Walking distance to 2 Elementary Schools, this is truly one of the most desirable locations in the community. This home features an appealing OPEN-CONCEPT Floor Plan with over 1084 sq ft on the main level, centered around an expansive kitchen with a massive island &mdash; ideal for everyday living and effortless entertaining. The South-Facing Living Room and Primary Bedroom overlook the tranquil Green Space, offering privacy and year-round natural light. A convenient main floor Laundry Room with a brand new LG Washer & Dryer combo. Extensively REMODELED one year ago, the home showcases Fresh Paint, Light-Oak LVP flooring, upgraded Railings, and refreshed finishings throughout. The upper level features a HUGE Bonus Room with adjoining Flex Space, a Spacious Primary Bedroom Suite with 4 pc-ensuite Bath, Jetted Tub and WIC, along with 2 additional generous sized bedrooms and a full 4-pc bath. The South Facing backyard offers a large Patio with a BBQ gas line, perfect for outdoor cooking and relaxation. The unfinished basement offers high ceilings with ample natural light coming from the egress windows. The lower level of the home can be developed to your imaginative design. Situated in one of Calgary's Premier LAKE communities, residents of Auburn Bay enjoy access to a 43-acre private lake, offering residents-only access to swimming, paddle boarding, kayaking, fishing, beach days, and summer social events. Book your showing today!