

254 Autumn Circle SE
Calgary, Alberta

MLS # A2293850



\$679,900

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

Welcome to 254 Autumn Circle SE, a well kept two-storey home located on a quiet street in the heart of Auburn Bay. With over 1,800 sqft above grade and more than 2,300 sqft of total developed space, this home offers a great balance of space, layout, and everyday functionality. The main floor features an open concept design with large windows that bring in plenty of natural light. The living room is warm and inviting with a gas fireplace, and the kitchen offers a central island, pantry, and good storage, flowing nicely into the dining area. There’s also a convenient powder room and mudroom on this level. Upstairs, you’ll find three bedrooms including a spacious primary with its own ensuite and walk-in closet. A large bonus room adds flexibility depending on your needs - whether that’s a second living space, home office, or play area - along with a full bathroom. The basement is fully developed with a spacious recreation room, fourth bedroom, and a 3-piece bathroom, giving you that extra space for guests or a growing family. Outside, enjoy a fully fenced southwest-facing backyard featuring a two-tier deck - perfect for relaxing or entertaining while taking in the afternoon and evening sun. The property also features a back lane, adding extra privacy and flexibility. A double attached garage completes the home. Ideally located within walking distance to Auburn Bay School and St. Gianna School, this home is also close to parks, pathways, and all the amenities that make Auburn Bay so desirable. Residents enjoy year-round lake access, along with quick access to South Health Campus, Seton YMCA, shopping, restaurants, and major routes including Deerfoot and Stoney Trail. A solid family home in a location that’s hard to beat. Book your showing today.