

# \$669,000 - 83 Autumn View Se, Calgary

MLS® #A2228193

**\$669,000**

4 Bedroom, 4.00 Bathroom, 1,543 sqft

Residential on 0.06 Acres

Auburn Bay, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY July 6th from 2:00 pm - 4:00 pm. \*\*\* Well, it's your lucky day! Finding such a gorgeous, EXTREMELY well maintained property in the South East community of AUBURN BAY that includes LAKE ACCESS to be enjoyed ALL summer and winter long, doesn't come every day! Wow, that was a lot, but definitely exciting!!! This Belvedere II layout ( including UPSTAIRS LAUNDRY ROOM ) by Brookfield Homes, is one of the most desirable builder styles of it's size and price range. Start your exploration on the friendly but quiet street, close to schools, playgrounds and pathways. Not only is the front porch a tranquil place to start your day with a hot beverage and morning sun, it's also where you'll realize you just found the perfect property to call "HOME" for your family!

Loaded with upgrades, the pictures speak for themselves. "What doesn't this property offer?" you'll end up asking yourself. GRANITE COUNTERS, SKY LIGHTS, A GORGEOUS STAIRCASE WITH RAILING, LARGE WINDOWS INCLUDING OPEN TO BELOW focused from the TOP FLOOR To the KITCHEN... With 3 Bedrooms UP and 1 Bedroom DOWN, there is plenty of space here for a growing family! Yes, your Primary bedroom offers a 4 piece En-suite bathroom and walk in closet just as you'd expect. Of course downstairs is just great as the rest of the home, what did you expect? With 9 Ft ceilings, the large family room incorporates into the wet bar that awaits your down time.



Just down the hall leads to the additional bedroom with HUGE closet, a 4 piece bathroom, storage room and even additional space beside the utility room. Now that Calgary's SUMMERS are so tropical, you'll enjoy staying cool and comfortable with the benefits of the built in Air conditioning. If "COOL" is not your thing, spend some time on the back, sunny SOUTH facing deck /yard. Even in the winter, this place has you covered in your fully finished garage with epoxy flake floors, Electric heating and plenty room for seasonal storage in the dedicated space above. Enjoy keeping your car clean when you pull into your garage off the paved alley way. Make this opportunity your's, by calling this property your HOME!

Built in 2011

### **Essential Information**

MLS® #	A2228193
Price	\$669,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,543
Acres	0.06
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Autumn View Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary

Province                    Alberta  
Postal Code                T3M 0H2

**Amenities**

Amenities                    Beach Access  
Parking Spaces             3  
Parking                      Double Garage Detached  
# of Garages                2

**Interior**

Interior Features          Built-in Features, Central Va  
Floorplan, Skylight(s), Stor  
Fan(s), Granite Counters  
Appliances                 Dishwasher, Dryer, Gas St  
Washer, Bar Fridge  
Heating                     Forced Air, High Efficiency  
Cooling                     Central Air  
Fireplace                    Yes  
# of Fireplaces             2  
Fireplaces                  Electric, Gas, Gas Starter  
Has Basement              Yes  
Basement                    Finished, Full

**Exterior**

Exterior Features          BBQ gas line  
Lot Description             Back Yard, Front Yard, Lake, Paved  
Roof                          Asphalt Shingle  
Construction                Vinyl Siding, Mixed  
Foundation                  Poured Concrete

**Additional Information**

Date Listed                  June 5th, 2025  
Days on Market             47  
Zoning                        R-G  
HOA Fees                    509  
HOA Fees Freq.             ANN

**Listing Details**

Listing Office                MaxWell Canyon Creek



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