

# \$645,000 - 32 Autumn Court Se, Calgary

MLS® #A2227117

**\$645,000**

4 Bedroom, 4.00 Bathroom, 1,441 sqft  
Residential on 0.01 Acres

Auburn Bay, Calgary, Alberta

OPEN HOUSE JUNE 7 & 8 BETWEEN 1:00pm to 3:00pm! Discover this truly special property, lovingly maintained and nestled on a tranquil cul-de-sac. You'll adore the expansive pie-shaped lot, which offers direct access to picturesque green space and a park, providing unparalleled privacy and a serene backdrop. Walking distance to St. Gianna School from K-6 and bus stops, close to restaurants, shopping and the South Health Campus Hospital.

As you step through the main door, you'll immediately feel at home. A versatile flex room greets you, currently set up as a formal dining area, but easily transformed into your ideal office or study. The heart of the home unfolds in an open layout, where the kitchen shines with a welcoming island, beautiful wooden cabinets, and luxurious thick granite countertops. A spacious pantry keeps everything organized. The dining area is perfect for intimate meals or entertaining, and the living room invites relaxation with its warm gas fireplace and abundant natural light streaming through large windows. A two-piece powder room on this floor adds to the convenience.

Upstairs, a bright skylight illuminates the hallway, leading to the private sleeping quarters. The spacious primary bedroom, facing the front, is a true retreat, boasting its own 4-piece ensuite and a generous walk-in



closet. Two more good-sized bedrooms share a clever Jack and Jill 4-piece bathroom. For ultimate ease, the laundry area is also conveniently located on the second floor. The sunshine basement is a fantastic bonus, fully finished with a versatile rec room, an additional bedroom, and a full 4-piece bath, offering extra space for family and guests.

Outside, the backyard is where memories will be made! The unique pie shape provides incredible space for outdoor activities and entertaining. Imagine the freedom of having no rear neighbors, just tranquil green space and parkland behind you. A handy storage shed is perfect for all your gardening and seasonal items. And for the car enthusiast or hobbyist, the oversized two-car garage with insulated walls is truly a dream come true!

With fresh paint throughout and stylish new LVP flooring on the main floor, this home is ready for you to move in and enjoy. We invite you to experience its charm firsthand!

Built in 2010

### **Essential Information**

MLS® #	A2227117
Price	\$645,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,441
Acres	0.01
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	32 Autumn Court Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0P4

## Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard, Storage
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Pie Shaped Lot, Garden
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	4
Zoning	R-G

HOA Fees 509  
HOA Fees Freq. ANN

**Listing Details**

Listing Office First Place Realty

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