

### 32 AUTUMN COURT Calgary, Alberta

MLS # A2238301



## \$635,000

<b>Division:</b>	Auburn Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized, Paved		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vinyl Windows		

**Inclusions:** N/A

Tucked away on a tranquil cul-de-sac, discover a truly special property that feels like a private retreat. This home boasts an expansive, pie-shaped lot with direct access to stunning green space and a park, providing an unmatched sense of privacy and a beautiful, serene backdrop. Enjoy the ease of a short walk to St. Gianna School (K-6) and bus stops, with quick access to restaurants, shopping, and the South Health Campus Hospital. As you step through the main door, an immediate sense of belonging washes over you. A versatile flex room invites you in, currently a formal dining area but easily reimagined as your perfect home office or quiet study. The open-concept living space is the heart of this home, where the kitchen gleams with a welcoming island, rich wooden cabinets, and luxurious thick granite countertops, complemented by a spacious pantry. The connected dining and living areas, complete with a warm gas fireplace and bathed in natural light, create an inviting atmosphere for daily life and entertaining. A convenient powder room completes this level. Upstairs, a bright skylight guides you to the private sleeping quarters. The spacious primary bedroom, overlooking the front, is a true oasis, featuring its own 4-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms share a thoughtful Jack and Jill 4-piece bathroom. For ultimate convenience, the laundry area is also perfectly situated on the second floor. The sunshine basement is a fantastic extension of living space, fully finished with a versatile rec room, an additional bedroom, and a full 4-piece bath — ideal for family fun, guests, or a dedicated hobby area. Outside, your backyard dreams come true! A huge deck and the unique pie shape offers immense space for outdoor activities and entertaining. Savor the tranquility of having no rear neighbors, only the expansive green space

and park. A handy storage shed keeps your essentials tidy, while the oversized, insulated two-car garage with upgraded 8 ft tall garage door for your big toys is a dream come true for vehicles, projects, or extra storage. Recently updated with fresh paint throughout and stylish new LVP flooring on the main floor, this home is truly move-in ready. We invite you to experience the unique charm and endless possibilities this property offers firsthand!