

**212 Autumn Green SE
Calgary, Alberta**

MLS # A2207925



\$619,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Auburn Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,458 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Paved | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | High Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: N/A

This beautifully built Morrison home is move-in ready and sure to impress! Featuring a fantastic floor plan with numerous upgrades, including gleaming hardwood floors, granite countertops, upgraded stainless steel appliances, and more, this home offers both style and comfort. Nestled in the desirable lake community of Auburn Bay, you're just minutes from the park and all the amenities the area has to offer. This 3-bedroom home boasts a double detached garage, a fully landscaped and fenced backyard with a brick patio, and exclusive lake access—perfect for year-round enjoyment. Inside, you'll find brand-new carpets throughout and fresh professional painting, giving the home a bright, modern feel. The master suite includes a luxurious walk-in shower, while central air conditioning ensures comfort in every season. With its prime location, high-end finishes, and thoughtful upgrades, this home is an incredible opportunity. Vacant and ready for its new owner—don't miss your chance to make it yours!