

250 Autumn Circle SE
Calgary, Alberta**MLS # A2212008****\$699,888**

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Hardwood, Laminate, Tile**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Vinyl Siding, Wood Frame**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**Inclusions:** NONE

This extremely well cared for home is immaculately clean and stylishly decorated with a timeless design in the charming lakeside community of Auburn Bay. Located within walking distance to schools, numerous parks, extensive pathways, and convenient transit options. A short stroll leads you to the stunning lake, off-leash dog park, shops, restaurants, and countless other amenities. After a day of adventure, come home to your private sanctuary. Curb appeal impresses immediately with stone detailing and an insulated double attached garage. Inside, new hardwood floors, a neutral colour palette, and abundant natural light highlight the open concept layout. This spacious 5 bedroom home offers incredible flexibility for families of all sizes, with thoughtful separation between shared and private spaces. The gourmet kitchen features stainless steel appliances, ample cabinetry, a corner pantry, and a centre island with a raised breakfast bar, ideal for casual meals and gatherings. The adjacent dining area is perfect for hosting, with easy access to the pergola covered deck for summer barbecues. Soaring vaulted ceilings in the living room add to the airy ambiance, centred around a cozy stone encased fireplace flanked by large windows. French doors open to a private den, perfect for an office, hobby room, or playroom. The spacious primary suite offers a walk-in closet and a spa inspired ensuite with dual vanities, an oversized shower, and a deep soaker tub. Two additional bedrooms are bright and well sized, sharing a 4 piece main bath. The finished basement offers a massive rec room ideal for movie nights and entertaining, plus a flexible bonus room, a fourth and fifth bedroom, and another full bathroom—perfect for guests, teens, or multi generational living. Stay cool all summer long with the added comfort of central air conditioning. Step outside to a

sunny southwest facing backyard, fully fenced with mature trees and an expansive deck for outdoor enjoyment. A rare laned alleyway adds an extra layer of privacy and convenience—ideal for additional access, garbage removal, or future flexibility with garage upgrades. Beyond the home, enjoy year round activities at the lake and an unbeatable location near Mahogany, Seton, and the natural beauty of Fish Creek Park. This is an exceptional opportunity to own a move in ready home in one of Calgary's most desirable lake communities.