

# \$638,500 - 32 Autumn Court Se, Calgary

MLS® #A2227117

**\$638,500**

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

Auburn Bay, Calgary, Alberta

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          | \$638,500   |
| 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, Garden, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Stone, Vinyl Siding, Cedar                                                                         |
| Foundation        | Poured Concrete                                                                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 14             |
| Zoning         | R-G            |
| HOA Fees       | 509            |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.