

# \$635,000 - 32 Autumn Court, Calgary

MLS® #A2238301

**\$635,000**

4 Bedroom, 4.00 Bathroom, 1,441 sqft

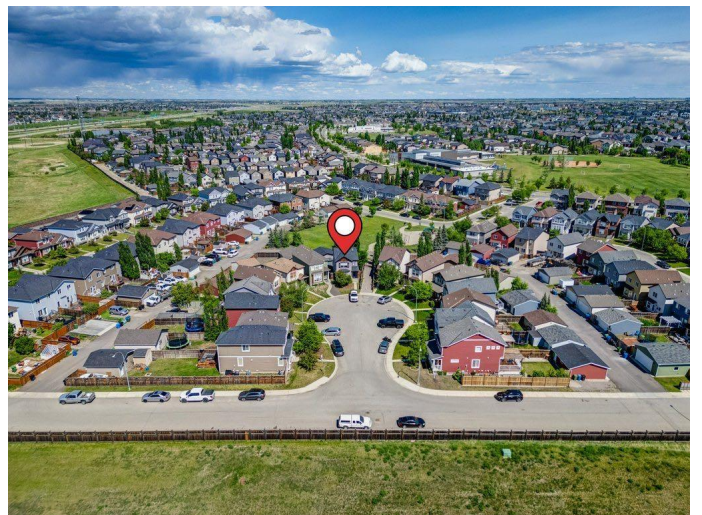
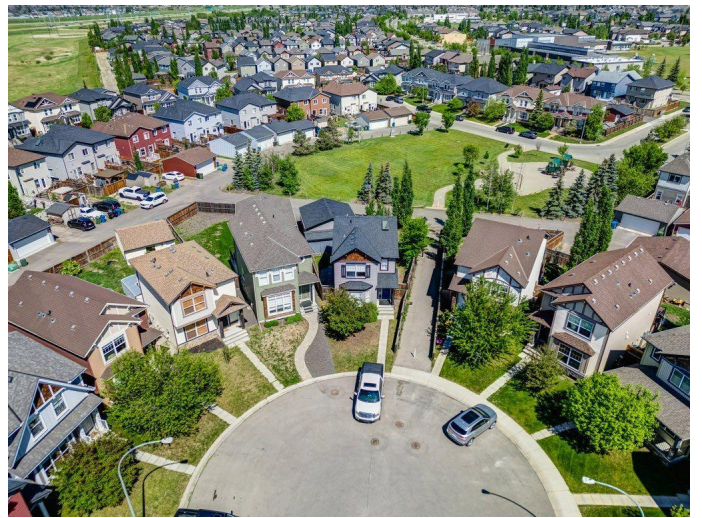
Residential on 0.11 Acres

Auburn Bay, Calgary, Alberta

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!

Built in 2010

**Essential Information**

MLS® #	A2238301
Price	\$635,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,441
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

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

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Insulated, Oversized, Paved
# of Garages	2

## Interior

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

## Exterior

Exterior Features	Playground, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	509

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             First Place Realty

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