



THE
A-TEAM

**RE/MAX
FIRST**

8721 14 Avenue, Calgary T3H 5Y9

MLS®#: **A2142746**

Area: **Aspen Woods**

Listing Date: **06/19/24**

List Price: **\$1,290,000**

Status: **Active**

County: **Calgary**

Change: **-\$59k, 28-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar: **4,908 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

DOM

11
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave,Microwave Hood Fan,None,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Kitchen Island,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`6" x 13`1"
Kitchen	Main	12`11" x 20`0"
Balcony	Main	17`9" x 14`8"
Bedroom	Second	11`5" x 11`7"
Bedroom	Second	11`5" x 14`1"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	18`0" x 17`5"
Den	Main	9`11" x 11`5"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	15`0" x 25`11"
Bonus Room	Second	18`0" x 16`3"
4pc Bathroom	Basement	0`0" x 0`0"

**Bedroom
Bedroom**

**Basement
Basement**

**9`3" x 14`11"
11`2" x 13`0"**

**Family Room
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**17`6" x 17`6"
12`4" x 28`3"**

Title:
Fee Simple
Legal Desc:

0511399

Zoning:
R-1

Remarks

Pub Rmks: **Discover your dream home in the highly sought-after Aspen Wood community! This impressive WALKOUT single-family house boasts 4389 sq. ft. of living space, offering ample room for your family to grow and thrive. Key Features: • 5 Bedrooms & 3.5 Bathrooms: Generously sized bedrooms and well-appointed bathrooms provide comfort and convenience for the entire family. • Finished WALKOUT Basement: Perfect for game room, additional living space, the finished basement adds versatility to your home. • Large Living Areas: Open-plan living and dining areas designed for both everyday living and special occasions. Additional Highlights: • Prime Location: Close to top-rated schools, making it perfect for families. • Quick Possession Available: Move in and start enjoying your new home without delay. • Community Amenities: Aspen Wood offers a friendly and vibrant community atmosphere with parks, shopping, and dining nearby. Don't miss this incredible opportunity - contact your favorite realtor today!**

Inclusions: **N/A**
Property Listed By: **Metro Benchmark Real Estate Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











