



THE
A-TEAM

**RE/MAX
FIRST**

161 ASPENSHIRE Crescent, Calgary T3H 0R5

MLS®#: **A2153698** Area: **Aspen Woods** Listing Date: **09/13/24** List Price: **\$1,149,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,982 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,212**
 Low Sqft:
 Ttl Sqft: **2,212**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Fire Pit** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`11" x 8`11"	Dining Room	Main	14`11" x 10`11"
Living Room	Main	14`11" x 13`11"	Bonus Room	Second	13`5" x 12`8"
Laundry	Second	8`8" x 5`8"	Game Room	Basement	20`5" x 14`11"
Bedroom - Primary	Second	14`11" x 12`11"	Bedroom	Second	11`3" x 10`8"
Bedroom	Second	11`3" x 9`11"	Bedroom	Basement	13`10" x 10`8"
2pc Bathroom	Main		4pc Bathroom	Second	
4pc Bathroom	Basement		5pc Ensuite bath	Second	

Storage	Basement	15`4" x 5`11"	Furnace/Utility Room	Basement	11`9" x 9`3"
			Legal/Tax/Financial		

Title: **Fee Simple**
 Legal Desc: **1010777**

Zoning: **R-1**

Remarks

Pub Rmks: **OPEN HOUSE SAT SEPT 21st 1-3pm.....Exquisite four bedroom air conditioned home in desirable Aspen Woods on a quiet street directly across from Bumble Bee Park and within walking distance of several schools. The open concept main floor hosts 9' ceilings, hardwood flooring throughout, a great room with focal gas fireplace, large dining area, gourmet chef's kitchen with timeless shaker style cabinetry, stainless steel appliances, granite countertops, large eating island and custom organization nook with extensive full height built-ins, beverage fridge and task area. The upper floor features a central bonus room, laundry room, 3 bedrooms including the expansive primary bedroom with recessed ceiling detail and a spa-inspired 5 piece ensuite with dual undermount sinks, soaker tub, 10mm glass shower with built-in bench, and water closet. The professionally developed basement hosts a family room, 4th bedroom, full bathroom and flex room, perfect as a small fitness space or additional storage. The stunning backyard is fully landscaped and offers great privacy with mature trees and shrubs, a lovely stone patio with gas fire pit and large deck, great for relaxing or el fresco dining. With exceptional access to downtown Calgary, Stoney Trail, the Rocky Mountains and with shopping, restaurants and pathways nearby, this is the perfect place to call home! Please see additional Feature Sheet for more information.**

Inclusions: **fire table, wall mount TV brackets,**
 Property Listed By: **Sotheby's International Realty Canada**

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











