



THE
A-TEAM

**RE/MAX
FIRST**

60 ASPEN HILLS Place, Calgary T3H 0L2

MLS®#: **A2157201** Area: **Aspen Woods** Listing **08/15/24** List Price: **\$1,025,000**
 Status: **Pending** County: **Calgary** Change: **-\$50k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,639 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,961**
 Low Sqft:
 Ttl Sqft: **1,961**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, Pie Shaped Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`7"
Dining Room	Main	11`6" x 10`11"
Kitchen	Main	14`8" x 9`9"
Laundry	Main	10`2" x 9`11"
5pc Ensuite bath	Second	10`11" x 9`11"
4pc Bathroom	Second	
4pc Bathroom	Lower	

Room	Level	Dimensions
Bonus Room	Second	15`0" x 13`8"
Bedroom - Primary	Second	14`8" x 11`10"
Bedroom	Second	11`11" x 9`10"
Bedroom	Second	11`5" x 9`11"
Bedroom	Lower	13`4" x 10`11"
Family Room	Lower	28`5" x 13`8"
2pc Bathroom	Main	

Title: **Fee Simple**
 Legal Desc: **0810351**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome home to this stunning, 2 storey home in Aspen Woods with a builder finished walk out basement. Nestled on a private keyhole cul-de-sac with pathways that lead to local schools, parks and Aspen Landing Shopping Centre. Vaulted entrance, pristine hardwood floors, knock down 9 ft ceilings & soft rounded corners are some of the many appreciated features. Main floor is bright and open, perfect for entertaining or family time & hardwood floors that run seamlessly throughout. Gorgeous kitchen with granite counters, corner pantry, upgraded stainless appliances with some unique features and a sit up island - perfect for casual meals. Off the kitchen is a good sized dining area that overlooks the back yard and gives access to the private rear deck complete with gas line for your BBQ. Living room is anchored with a stunning fireplace and big bright windows. Off to the side is the separate laundry room, 2 pc powder room and access to the attached front garage. Upstairs there is a sun filled bonus room to enjoy and 3 spacious bedrooms all with built-in California closets. Primary suite has a large walk in closet with built in dresser & a decadent en-suite bathroom with double sinks, separate shower & huge soaker tub. En-suite & main family bathroom upstairs both have unique limestone vanities. Basement level is walk out to grade with 9 ft ceilings & has a large family room, with an outdoor covered patio, 4th bedroom & a full 4 pc washroom. Aspen Woods is surrounded by green spaces, groves of Aspens, stunning mountain views and first-class amenities. Quick and easy access to downtown via Bow Trail or the 69th st C-Train station as well as a short jaunt to the mountains and K-country. Winding pathways throughout the community lead to the many open green spaces, playgrounds, schools and shopping at Aspen Landing. Aspen boasts an impressive and diverse selection of schools within a 5km radius including several private schools like Webber Academy, Calgary Academy, Calgary French & International School & Rundle College along with the CBE & Separate schools like Guardian Angel School & Dr Roberta Bonder School. You're going to love this family friendly street with great neighbours and amazing access to so many amenities. This home has been loved and so well cared for by the original owners but it's time for them to move on and a new family to start making memories here. Inclusions: **TV Brackets in basement & bonus room, all shelving attached to the walls throughout. RE/MAX First****

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











