



THE
A-TEAM

**RE/MAX
FIRST**

8 ASPEN HILLS Court, Calgary T3H0C5

MLS® #: **A2158776** Area: **Aspen Woods** Listing Date: **08/19/24** List Price: **\$855,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,164**
 Low Sqft:
 Ttl Sqft: **2,164**

DOM

30
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,Cul-De-Sac,Low Maintenance Landscape,Many Trees**
 Park Feat: **Covered,Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **BBQ gas line,Playground**

Construction: **Stucco,Veneer,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`3"	Den	Main	7`10" x 8`8"
Dining Room	Main	11`7" x 12`1"	Foyer	Main	5`6" x 10`1"
Kitchen	Main	13`7" x 12`0"	Laundry	Main	11`3" x 8`0"
Living Room	Main	13`2" x 13`0"	4pc Bathroom	Second	7`11" x 5`0"
5pc Ensuite bath	Second	11`6" x 9`4"	Bedroom	Second	11`8" x 9`11"
Bedroom	Second	11`8" x 10`11"	Bonus Room	Second	15`0" x 13`3"
Bedroom - Primary	Second	13`2" x 13`0"	Walk-In Closet	Second	6`11" x 7`5"

4pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

4`11" x 12`10"
9`2" x 9`6"
4`7" x 12`5"

Bedroom
Game Room

Basement
Basement

10`2" x 13`10"
13`4" x 20`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0612481

Remarks

Pub Rmks: **Discover your perfect sanctuary in the heart of the sought-after Aspen Woods community. This charming 2-storey home offers the best of suburban living with its close proximity to parks, top-rated schools, scenic walking trails, and vibrant recreational spots. As you step inside, you're welcomed by soaring 9-foot ceilings and an inviting entrance that leads to a spacious living room. The living area seamlessly flows into a bright dining space, where natural light floods through the sliding doors that open up to a generous deck, perfect for outdoor entertaining. The serene, private backyard is a true retreat. The modern kitchen, a chef's dream, features stainless steel appliances, sleek granite countertops, an expansive peninsula, and ample cabinetry. The main level is thoughtfully designed with a dedicated office for work or study and a convenient laundry/mudroom for added functionality. Heading upstairs, a cozy vaulted bonus room with a gas fireplace awaits, ideal for family relaxation. The primary bedroom offers a peaceful retreat with a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms on this level are spacious and well-appointed. The fully finished basement adds even more value, with an additional family room, fourth bedroom, second kitchen, and bathroom—perfect for guests or extended family. Brand new updates, including a range and hood on the main floor, energy-efficient LED lighting throughout, and a new refrigerator in the basement, enhance the home's appeal. With ample storage and a convenient location near parks, shops, and schools, this home beautifully balances comfort, style, and practicality.**

Inclusions:
Property Listed By:

N/A
Real Broker

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











