

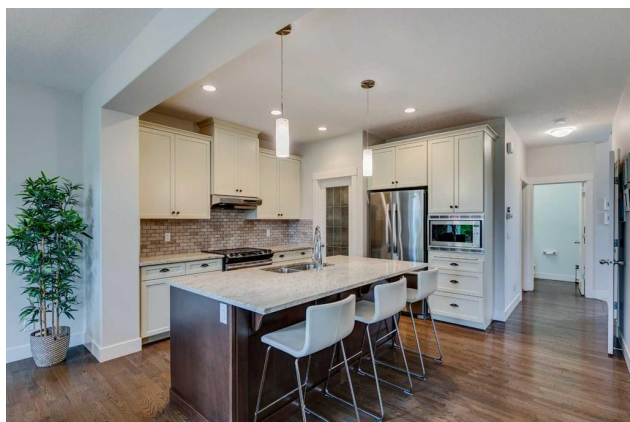


THE
A-TEAM

**RE/MAX
FIRST**

85 ASPENSHIRE Crescent, Calgary T3H 0R4

MLS®#: **A2161110** Area: **Aspen Woods** Listing Date: **08/29/24** List Price: **\$989,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,928 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,281**
 Low Sqft:
 Ttl Sqft: **2,281**

DOM

20
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,Lawn,No Neighbours Behind,Landscaped,Level,Private**
 Park Feat: **Double Garage Attached,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **French Door,Granite Counters,High Ceilings,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`9" x 12`8"
Great Room	Main	15`1" x 14`0"
2pc Bathroom	Main	5`2" x 5`0"
Bonus Room	Second	18`0" x 15`5"
4pc Ensuite bath	Second	11`0" x 9`11"
Bedroom	Second	11`0" x 10`0"
Game Room	Lower	14`2" x 12`6"

Room	Level	Dimensions
Dining Room	Main	11`1" x 11`0"
Office	Main	12`0" x 9`10"
Laundry	Main	12`3" x 10`9"
Bedroom - Primary	Second	14`1" x 13`8"
Bedroom	Second	11`0" x 10`0"
4pc Bathroom	Second	10`10" x 4`11"
Bedroom	Lower	18`5" x 14`6"

3pc Bathroom

Lower

7'9" x 4'11"

Furnace/Utility Room
Legal/Tax/Financial

Lower

19'6" x 9'2"

Title:
Fee Simple
Legal Desc:

1010777

Zoning:
R-1

Remarks

Pub Rmks:

JUST LISTED in ASPEN WOODS! FULLY FINISHED NEARLY 2300 SF DETACHED HOME IN ASPEN WOODS FOR UNDER \$1M! This 2 storey is ideally situated on a quiet CUL-DE-SAC LOCATION and NO NEIGHBOURS BEHIND! Walking distance to many great schools including Webber Academy, Guardian Angel, Roberta Bondar, Aspen Landing Shopping Centre, and Bumblebee Park. Quick access to Stoney Trail. Gorgeous finishings throughout including HIGH 9' CEILINGS, wide open floor plan, MAIN FLOOR OFFICE, WALK THROUGH PANTRY, WHITE SHAKER CABINETS with MAPLE DOVETAIL DRAWER BOXES, LARGE ISLAND, GRANITE COUNTERTOPS, built-in microwave, HARDWOOD FLOORING, gas fireplace with full height stone surround, great sized table area, and huge mudroom. Wood SPINDLE RAILING leads to the upper floor with MASSIVE BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful ensuite with separate TILED SHOWER, and walk-in closet. The lower level is beautifully finished with a recreation area, huge bedroom, 4 pce bathroom, and large mechanical room for storage! The double attached garage is large enough to fit 2 full sized SUVs. So many extras in this home - CENTRAL AIR CONDITIONING (2022), knockdown ceilings, pot lights, the list goes on and on! Want to live in ASPEN WOODS and be walking distance to many great schools and ASPEN LANDING then this is it! \$989,900. This property is priced to sell and will not last long!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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