



THE
A-TEAM

**RE/MAX
FIRST**

96 ASPEN HILLS Close, Calgary T3H 0C6

MLS®#: **A2163583**

Area: **Aspen Woods**

Listing Date: **09/06/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,269**
Low Sqft:
Ttl Sqft: **2,269**

DOM

12
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Range,Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Washer**
Int Feat: **High Ceilings,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`0" x 16`9"
Kitchen	Main	8`0" x 14`5"
Living Room	Main	15`0" x 14`0"
Foyer	Main	9`10" x 11`8"
Bedroom	Basement	9`0" x 15`4"
5pc Ensuite bath	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom - Primary	Upper	16`4" x 13`10"
Bedroom	Upper	10`5" x 12`1"
Bedroom	Upper	10`5" x 10`5"
Bonus Room	Upper	14`11" x 13`10"
Game Room	Basement	14`11" x 31`0"
4pc Bathroom	Upper	
3pc Bathroom	Basement	

Laundry	Main	10`4" x 11`9"	Walk-In Closet Legal/Tax/Financial	Upper	10`5" x 7`3"
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Title: Fee Simple Legal Desc:	Zoning: R-1N	Remarks			
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Pub Rmks: **Sep 8 Sunday 2:30-4:30pm, openhouse.! Please check our 3D tour link! Discover this exceptional four-bedroom with walkout basement residence in the prestigious community of Aspen Woods! This stunning home features a welcoming French door entry, a charming front porch, and hardwood flooring throughout the entryway, kitchen, and dining areas. With its large windows, the spacious living room invites abundant natural light, creating a bright, airy ambiance. The dining room, highlighted by a dual-sided gas fireplace, adds warmth and elegance. The main floor includes a 2-piece bath, a convenient laundry/mudroom, and ample closet space. Upstairs, you'll find a bonus room with scenic views, a generously sized primary suite with a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and a massive walk-in linen closet. Two additional bedrooms and a full bathroom complete this level. The fully finished walk-out basement offers extra living space, perfect for gatherings with its large family room, a spacious fourth bedroom, a 3-piece bathroom, and additional storage. Step out to the sunny backyard with a spacious patio, ideal for entertaining in the fenced, landscaped yard. Located in the highly desirable Aspen Woods community, you'll enjoy easy access to Banff in under an hour and be just 20 minutes from downtown Calgary. Parks, grocery stores, coffee shops, restaurants, and public schools are all within walking distance, with Ernest Manning High School just a 6-minute drive away. This home offers quick access to major highways and is perfectly positioned for refined living. Schedule your private viewing today and make this exquisite home your own!**

Inclusions:
Property Listed By: **N/A
Homecare Realty Ltd.**

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













