



THE
A-TEAM

**RE/MAX
FIRST**

89 ASPEN HILLS Drive, Calgary T3H 0P8

MLS®#: **A2166297**

Area: **Aspen Woods**

Listing Date: **09/18/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar: **1,248 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,170**
Low Sqft:
Ttl Sqft: **1,170**

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 15`6"
Dining Room	Main	10`6" x 9`6"
Bedroom - Primary	Upper	14`3" x 13`5"
4pc Ensuite bath	Upper	5`5" x 7`11"
Storage	Basement	5`4" x 8`6"

Room	Level	Dimensions
Kitchen	Main	11`8" x 12`10"
2pc Bathroom	Main	3`5" x 6`11"
Bedroom	Upper	14`2" x 15`11"
3pc Ensuite bath	Upper	7`0" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$330

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1010944**

Remarks

Pub Rmks: **Located in the sought-after neighbourhood of Aspen Woods, this contemporary townhouse seamlessly blends style and function with its open concept floor plan and large windows that fill the space with light. Step inside to discover stunning hardwood floors throughout the main level, complemented by neutral paint colors that create a calming ambiance. The stylish kitchen is a true centrepiece, boasting stainless sleek steel appliances, chic painted cabinetry, and a centre island and breakfast bar with granite countertops. A well-appointed main floor powder room is the perfect convenience for your guests. Ascend to the upper level and unwind in not one, but two primary suites, each with its own ensuite bath and plenty of closet space – perfect for families, roommates, or those who simply desire extra space. The basement offers a world of possibilities, ready for you to transform it into a personalized paradise. Whether you envision a state-of-the-art gym, a creative craft room, a play room plus an additional bedroom with a full bath, or simply vast storage and a dedicated laundry area, this versatile space awaits your creative touch. Step outside to discover a private backyard with a spacious patio, where you can enjoy summer BBQs with a few friends and enjoy the sun. Located In the vibrant community of Aspen Woods, you'll enjoy easy access to to schools, shopping, and beautiful parks and a quick walk to Aspen Landing. Don't miss the chance to make this modern townhouse yours! ****OPEN HOUSE, Saturday, September 21st, 12:00 - 2:00pm******

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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









