



THE
A-TEAM

**RE/MAX
FIRST**

118 ASPEN HILLS Drive, Calgary T3H 0G5

MLS®#: **A2166890** Area: **Aspen Woods** Listing Date: **09/19/24** List Price: **\$849,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **368 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,977**
 Low Sqft:
 Ttl Sqft: **1,977**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **406**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`7" x 15`6"	Bedroom	Upper	10`1" x 9`0"
Bedroom	Upper	13`1" x 9`1"	2pc Bathroom	Main	4`11" x 4`11"
4pc Bathroom	Upper	10`9" x 5`7"	5pc Ensuite bath	Upper	13`1" x 8`0"
Bonus Room	Upper	19`0" x 13`6"	Dining Room	Main	9`11" x 10`0"
Kitchen	Main	11`2" x 15`3"	Pantry	Main	5`8" x 11`9"
Foyer	Main	8`10" x 5`8"	Laundry	Main	10`5" x 7`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

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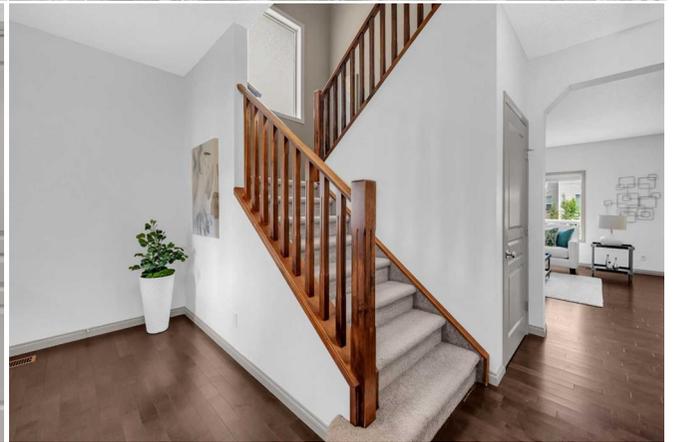
Remarks

Pub Rmks: **Welcome to this gorgeous two-storey Home at the prime location of Aspen hills Sw Calgary. It's a perfect blend style and affordability for your dream home. Well-maintained almost 2000 sq ft home is in the highly sought-after Aspen Woods community. This home is located within walking distance to prestigious Webber Academy, Calgary Academy, Guardian Angel School, and 15 minutes drive from downtown Calgary. Close to stunning views of mountains. The spacious living room in the main floor features an elegant natural gas fireplace perfect for family gathering and relaxation and the dining room with large bright windows to overlook the sizable back yard, raised deck and paving stone patio. The chef inspired kitchen is equipped with dark granite countertops, stainless-steel appliances, huge walk-through pantry and cabinetry with ample storage. A powder room, large mudroom and laundry area with washing machine and dryer are on the main floor. The basement is ready to develop your own dream space with large windows, high ceilings and roughed in plumbing. The upstairs is stunning. The magnificent master suite is complete with walk-in closet and private 5-piece ensuite bath with large windows. You will love the very spacious, bright bonus room. Two additional bedrooms are complemented with a 4-piece bathroom. Aspen Woods offers a vibrant and friendly community atmosphere with parks, banks, shopping facilities and restaurants. minutes away from the Calgary ring road, Stoney Trail, major highways and much more.**

Inclusions: **N/A**
Property Listed By: **SkaiRise Realty**

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













118 Aspen Hills Dr SW, Calgary, AB

Main Floor: Exterior Area 594.81 sq ft
Interior Area 524.34 sq ft
Excluded Area 162.15 sq ft



0 5 10

PREPARED: 2024/05/22



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

118 Aspen Hills Dr SW, Calgary, AB

Upper Floor Exterior Area 1092.77 sq ft
Interior Area 1005.71 sq ft



PREPARED: 2024-09-22



While regions are excluded from total floor area in GDS/CE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.