



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**35 Aspen Heights Way
Innisfail, Alberta**

MLS # A2266660



\$749,900

Division:	Upland Aspen		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,751 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	tire rack x 2, 4 hoses for central vac, garage slat wall and attachments, TV and mounts x 3		

This well appointed 5 bedroom 4 bathroom executive home is located in one of Innisfail's most desirable neighborhoods -Upland Aspen. Pride of ownership is clearly evident from the moment you pull up. This beautifully designed and fully developed two-story home combines modern comfort, functionality, and thoughtful upgrades throughout. The main floor features a bright and inviting open layout highlighted by power blinds on five windows, a stunning gas fireplace, and a kitchen equipped with a fridge-freezer combo and double wall oven, gas cooktop, and a chef's dream island with beautiful hard surface counters. You will enjoy reading in the library, and appreciate the many storage spaces on the main floor. The rich hardwood floors make this floor very inviting. Head upstairs where the stairway splits. One side will take you to the huge bonus room that is complimented with it own outdoor balcony. Head the other direction and you will find 3 large bedrooms, 2 full bathrooms, and upper laundry area. Again, the hardwood floors carry though this level. The basement is perfect for your teenagers. There is a full kitchen area in the basement, 2 generous size bedrooms, laundry area, and a lovely family room. A new hot water tank installed in 2025, adds to the home's convenience. Step outside to enjoy multiple outdoor deck areas perfect for relaxing or entertaining. The yard is fully fenced and landscaped with an underground sprinkler system and a natural gas line running to both the rear deck and the shed. The property also includes an attached shed on the side of the home for extra storage and Cat 5 wiring outside for security camera setup. Additional features include a double attached garage and front exterior lights on a programmed timer for added security and curb appeal. This exceptional home truly offers a balance of luxury, practicality, and

smart design, ready to welcome its next owners.