



**29 Aspenshire Crescent SW
Calgary, Alberta**

MLS # A2303405



\$1,080,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,160 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage		

Inclusions: None

Welcome to 29 Aspenshire Crescent. This well kept home is nestled in one of the most desirable locations in all of Aspen Woods. Located in a quiet crescent, right across from the famous Bumblebee Park, this 4 bedroom, 4 bathroom home is ideal for a growing family wanting to be in one of the most sought after communities in all of Calgary. The main floor consists of an open concept dining room, kitchen, living room, powder room and mudroom. New hardwood floors, stainless steel appliances and stone countertops. Upstairs you will find 3 bedrooms, a large bonus room, 2 full baths and laundry. The Primary bedroom offers a large 5 piece ensuite with soaker tub, walk-in shower and a spacious walk-in closet. The basement is fully developed with a 4th bedroom (large enough for a King size bed), a 4 piece bath, a recreation/family room, a large storage area and utility room. The oversized double attached garage has plenty of space for your cars and storage. The yard has been fully landscaped with several beautiful trees and a large deck with gas for BBQ that backs on to a green space. Just steps away from a forested ravine with walking paths, parks and green spaces. You are also nearby multiple public schools and 3 of the most highly regarded private schools in Calgary: Webber Academy, Rundle College & Calgary Academy. To top it off there are several grocery stores, top restaurants and amenities within 5min of your home, all with easy access to Stoney Trail and west to the mountains.