



**9322 14 Avenue SW
Calgary, Alberta**

MLS # A2119266



\$1,530,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,784 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Wet Bar		
Inclusions:	Garage Door Opener		

PRICE REDUCTION! Imagine your children walking to one of the best schools, WEBBER Academy (Pre-K to 12), while you live in a perfect Estate Home that meets all your family's needs. This former SHOWHOME, built by Morrison and showcasing meticulous maintenance and care, is on the market for the first time. Backing onto a serene woods and creek, this four-bedroom walkout home offers unmatched tranquility and privacy with no neighbors behind. The impeccable curb appeal sets the tone for the elegance and pristine condition inside. As you step in, an open-concept main level greets you with majestic views of the natural reserve from every angle. The spacious living room, flooded with natural light from the soaring cathedral ceiling and large windows, features an elegant natural gas fireplace, perfect for relaxation and gatherings. The chef's kitchen is a dream for culinary enthusiasts, equipped with stainless steel appliances, granite countertops, a central island, and a large pantry for convenient storage. A bright breakfast nook overlooks the scenic surroundings, providing a perfect spot for morning coffee. Additionally, a main floor office room offers a quiet space for work or study. Upstairs, a large bonus room awaits. The expansive master bedroom features a luxurious five-piece ensuite and a walk-in closet. Two additional bedrooms and a full bath offer ample space for family and guests. Stay comfortable on hot summer days with air conditioning. The fully finished walkout basement adds even more living space, including a fourth bedroom, a three-piece bath, and a spacious recreation room illuminated by natural light. This level also features a wet bar and in-floor heating for added comfort. Outside, the private, professionally landscaped backyard oasis is adorned with lush trees and a creek, offering the perfect retreat. Ideally located

just minutes from Calgary's most prestigious private schools (Webber Academy, Rundle Academy, Calgary Academy), Aspen Landing Shopping Centre, and with easy access to Stoney Trail, this home epitomizes luxury living at its finest.