



**85 Aspenshire Crescent SW
Calgary, Alberta**

MLS # A2146751



\$999,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

JUST LISTED in ASPEN WOODS! This fully finished 2 storey is ideally situated on a quiet CUL-DE-SAC LOCATION and NO NEIGHBOURS BEHIND! Walking distance to many great schools including Webber Academy, Guardian Angel, Roberta Bondar, Aspen Landing Shopping Centre, and Bumblebee Park. Quick access to Stoney Trail. Gorgeous finishings throughout including HIGH 9" CEILINGS, wide open floor plan, MAIN FLOOR OFFICE, WALK THROUGH PANTRY, WHITE SHAKER CABINETRY with MAPLE DOVETAIL DRAWER BOXES, LARGE ISLAND, GRANITE COUNTERTOPS, built-in microwave, HARDWOOD FLOORING, gas fireplace with full height stone surround, great sized table area, and huge mudroom. Wood SPINDLE RAILING leads to the upper floor with MASSIVE BONUS ROOM, 3 large bedrooms including the king sized primary, beautiful ensuite with separate TILED SHOWER, and walk-in closet. The lower level is beautifully finished with a recreation area, huge bedroom, 4 pce bathroom, and large mechanical room for storage! The double attached garage is large enough to fit 2 full sized SUVs. So many extras in this home - CENTRAL AIR CONDITIONING (2022), knockdown ceilings, pot lights, the list goes on and on! Want to live in ASPEN WOODS and be walking distance to many great schools and ASPEN LANDING then this is it! \$999,900. This property is priced to sell and will not last long!