



74 Aspen Hills Way SW
Calgary, Alberta

MLS # A2146943



\$1,250,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Private, Rolling S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Are you looking for a fully finished Walkout basement? This is the home you want, with a total of over 3200sf of living area. Hence the backyard is backed onto the natural setting & tree line, very peaceful, and quiet, with a sense of privacy in your fenced backyard. Friendly neighbourhood & walking distance to the K-6 school & the Safeway grocery shopping centre. Easily access onto the Stoney Trail (Ring road) & minutes to the Mount Royal University. A total of 4 bedrooms. & 3 1/2 bathrooms. The double-sided gas fireplace divides the main-floor living room & the formal dining room. makes it a very unique & functional floorplan. It can be a quick possession too. Call your favourite realtor to arrange for your private viewing today.