

**85 Aspenshire Crescent SW  
Calgary, Alberta**

**MLS # A2161110**



**\$948,888**

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

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

**Inclusions:** N/A

**PRICE REDUCED! ASPEN WOODS! FULLY FINISHED NEARLY 2300 SF DETACHED HOME IN ASPEN WOODS FOR UNDER \$1M!** This 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 '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! \$948,888. This property is priced to sell and will not last long!