

**96 Aspen Hills Close SW
Calgary, Alberta**

MLS # A2163583



\$929,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,270 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot | | |

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-1N

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Sep 8 Sunday 2:30-4:30pm, openhouse.! Please check our 3D tour link! Discover this exceptional four-bedroom with walkout basement residence in the prestigious community of Aspen Woods! This stunning home features a welcoming French door entry, a charming front porch, and hardwood flooring throughout the entryway, kitchen, and dining areas. With its large windows, the spacious living room invites abundant natural light, creating a bright, airy ambiance. The dining room, highlighted by a dual-sided gas fireplace, adds warmth and elegance. The main floor includes a 2-piece bath, a convenient laundry/mudroom, and ample closet space. Upstairs, you'll find a bonus room with scenic views, a generously sized primary suite with a luxurious 5-piece ensuite featuring dual vanities, a soaker tub, and a massive walk-in linen closet. Two additional bedrooms and a full bathroom complete this level. The fully finished walk-out basement offers extra living space, perfect for gatherings with its large family room, a spacious fourth bedroom, a 3-piece bathroom, and additional storage. Step out to the sunny backyard with a spacious patio, ideal for entertaining in the fenced, landscaped yard. Located in the highly desirable Aspen Woods community, you'll enjoy easy access to Banff in under an hour and be just 20 minutes from downtown Calgary. Parks, grocery stores, coffee shops, restaurants, and public schools are all within walking distance, with Ernest Manning High School just a 6-minute drive away. This home offers quick access to major highways and is perfectly positioned for refined living. Schedule your private viewing today and make this exquisite home your own!