

161 Aspenshire Crescent SW  
Calgary, Alberta

MLS # A2153698



## \$1,149,900

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,213 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)

**Inclusions:** fire table, wall mount TV brackets,

OPEN HOUSE SAT SEPT 21st 1-3pm.....Exquisite four bedroom air conditioned home in desirable Aspen Woods on a quiet street directly across from Bumble Bee Park and within walking distance of several schools. The open concept main floor hosts 9' ceilings, hardwood flooring throughout, a great room with focal gas fireplace, large dining area, gourmet chef's kitchen with timeless shaker style cabinetry, stainless steel appliances, granite countertops, large eating island and custom organization nook with extensive full height built-ins, beverage fridge and task area. The upper floor features a central bonus room, laundry room, 3 bedrooms including the expansive primary bedroom with recessed ceiling detail and a spa-inspired 5 piece ensuite with dual undermount sinks, soaker tub, 10mm glass shower with built-in bench, and water closet. The professionally developed basement hosts a family room, 4th bedroom, full bathroom and flex room, perfect as a small fitness space or additional storage. The stunning backyard is fully landscaped and offers great privacy with mature trees and shrubs, a lovely stone patio with gas fire pit and large deck, great for relaxing or el fresco dining. With exceptional access to downtown Calgary, Stoney Trail, the Rocky Mountains and with shopping, restaurants and pathways nearby, this is the perfect place to call home! Please see additional Feature Sheet for more information.