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ASPEN WOODS



158

ASPEN HILLS WAY SW

RE/MAX[®]
HOUSE OF REAL ESTATE

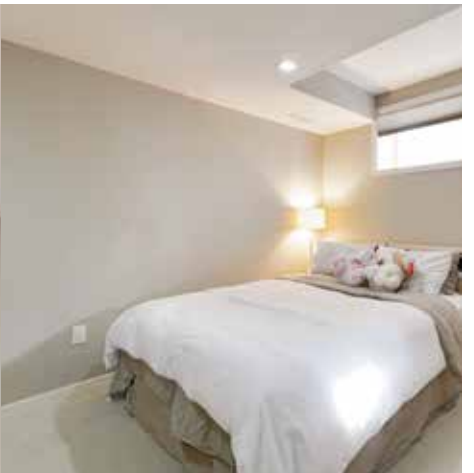
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PROPERTY FEATURES			
District:	Aspen Woods	MLS:	Exclusive listing
Legal:	Plan 0810351, Block 9, Lot 42	Rooms:	8/3 + 1
Zoning:	R-C1	Taxes:	\$4,791 (2015)
Occupancy:	Seller	Year Built:	2010
Style:	Two-storey with walkout basement	PRICE:	\$825,000
Size (Above Grade):	2387 SF (222 m2)	Lot:	36' x 111' (11.1 x 33.9 m)
Basement:	Approx 720 SF (66,8 m2)	Exposure:	South
Flooring:	Tile, hardwood, carpet & laminate	Exterior:	Stucco & stone, asphalt shingles
Heating:	1 forced air furnace	Fenced:	Yes
Possession Date:	90 days (or negotiable)	Landscaped:	Yes
MAIN AND UPPER:			
Den/Flex Room:	9'6" x 12'0"	Bonus Bedroom:	19'0" x 13'6"
Great Room:	14'4" x 16'4"	Master Bedroom:	14'10" x 13'0"
Dining Room:	12'4" x 9'6"	Bedroom #2:	11'10" x 10'8"
Kitchen:	13'0" x 13'0"	Bedroom #3:	11'0" x 10'6"
BASEMENT:			
Bedroom #4:	12'0" x 12'0"	Games Room:	16'9" x 12'10" (with wet bar)
Media/Rec Room:	22'10" x 12'9"		
Deck:	13'6" x 10'0"		
Bathrooms:	(4) 1 - Two Piece, 1 - Four Piece, 1 - Three Piece, 1 - Five Piece Ensuite		
Parking:	Double attached garage 20' x 22' (428 SF)		
INCLUDED IN PRICE			

Stainless steel kitchen appliances including: Kitchenaid side-by-side fridge & dishwasher, Whirlpool smooth-top electric stove, Allure hoodfan, Panasonic microwave oven.

Also included: Washer & dryer, bar fridge, alarm system, all window coverings, 1 garage door opener with 2 remotes.

REMARKS

Welcome to 158 Aspen Hills Way, SW where this comfortable & inviting 2-storey boasts over 3000 SF of total living space with a developed walkout basement & a fantastic location near schools, parks/playgrounds, the c-train, Westside Rec Centre and the shops & restaurants of trendy Aspen Landing! Completed in 2010 this home features deep-toned hardwood flooring, designer lighting, high ceilings, drapes & custom window coverings (Hunter Douglas Silhouette blinds & pleated pull up/down shades, blackout shades), neutral paint & carpeting, metal spindles on the stairway. The floor-plan offers 3 +1 bedrooms, den/flex room, bonus room, media room, wet bar and large kitchen with centre island/eating bar, espresso stained cabinetry, granite counters, stainless steel appliance package and walk-thru pantry! Designed with family living & entertaining in mind the main level is a Great Room plan with spacious foyer, flex room/den and open living room, casually elegant dining area & island kitchen. Windows on three sides flood the dining area with natural light and a french door offers access to a deck overlooking the fenced & landscaped backyard. The walk-thru pantry links to a mudroom with built-in storage & seating. A powder room with raised glass bowl sink completes the main floor. The double attached garage is insulated. A stairway with metal railings takes you upstairs to 3 bedrooms, laundry room & an oversized bonus room. The master bedroom is generously scaled and opens to a 5-piece ensuite with soaker tub, separate shower dual vanities, private water closet and a walk-in closet. Two other bedrooms share a 4-piece bathroom. The bonus room is large enough to include space for a play area as well as for you to catch up on your favourite TV shows. The walkout basement is developed with a 5th bedroom, 3-piece bathroom (with tiled shower enclosure), media/family room (with space for a gym area) and a games area with wet bar and laminate wood flooring. A stacked stone feature pops against the dark cabinetry (and bar fridge) in the wet bar. Your downtown commute is quick & easy (especially via the nearby c-train) and access to the mountains, COP, University of Calgary, Mount Royal University, Foothills & Children's hospitals & shopping centres is very convenient.

"Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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