

# \$719,000 - 268 Aspenhills Close Sw, Calgary

MLS® #A1146826

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## \$719,000

4 Bedroom, 4.00 Bathroom, 2,195 sqft  
Residential on 0 Acres

Aspen Woods, Calgary, Alberta

This Stunning 4 bedroom Aspen Woods home offers spacious & luxurious living throughout. The main floor boasts 9Ft Ceilings, gleaming Hardwood floors & a gracious entry which spans to an open concept living area. This Gourmet Kitchen is adorned w/ Rich Granite counter tops, Gas Stove, SS appliances, striking extended height cabinets, built-in wine rack & walk-through pantry. Kitchen opens to dining area (w/ doors leading to spacious backyard), open living room w/ gorgeous stone faced gas FP & large windows bringing in natural light. Laundry, Mudroom & 1/2 bath compete the main. Upper sure to impress w/ large Bonus Room & windows. Huge Master bed w/ Spa like en-suite, corner soaker tub, his/hers sinks & large WI closet. 2 more large beds w/ WI closets & full bath. Bsmnt dev w/ 4th large bedroom & WI closet, 3pc bath, massive Theatre room w/ Built-in speakers & space for bar fridge. Landscaping includes an Apple Tree & Swedish Aspen Trees for privacy & beauty. This home will not last!!!

Over 40k worth of Renovations done in this house recently which includes Master Washroom Upgrades, Basement Washroom Upgrades, New Washer Dryer, New Dishwasher, New Storage Shed, Wall Papers in Dining Room Wall, New Light Fixtures throughout Main Level, New Painting Throughout the Whole House.

TD bank has done an appraisal of \$750000



last week.

Seller is offering IMMEDIATE POSSESSION however seller is looking for NEW BUYERS to RENT THIS HOUSE BACK TO SELLERS until NOVEMBER 30th 2022(One Year Rent from sellers is reflected in This price) . Terms and Conditions will be disclosed further.

Built in 2007

### **Essential Information**

MLS® #	A1146826
Price	\$719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,195
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	268 Aspenhills Close Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

### **Exterior**

Exterior Features	Playground
Lot Description	Fruit Trees/Shrub(s), Low Maintenance Landscape, Many Trees, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 14th, 2021
Days on Market	35
Zoning	R-1N

### **Listing Details**

Listing Office      Courtesy Of THE REAL ESTATE COMPANY

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