

10 Aspen Stone Mews SW Calgary, Alberta

MLS # A2337355



\$985,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s)		

Inclusions: Keypad Front Door, Radon Mitigation Equipment, Shed

Set on a quiet cul de sac in the heart of Aspen Woods, this family home has been beautifully updated throughout. With thoughtful details and designer selections, this 3 bedroom and 2.5 bathroom home is ready to welcome you. Premium renovations include hardwood throughout the main and upper floors (no carpet in the home), upgraded flat painted ceilings, luxe kitchen cabinetry, quartz counter tops throughout, stainless steel appliances, new lighting and new bathrooms. An ideal floorplan greets you with a front flex space with a picture window - perfect for a home office or kids's playroom. Leading to an open concept kitchen, dining and living area, this home is bathed in light from the expansive windows. The kitchen will be the natural gathering place, anchored by an oversized island with wrap around seating and storage beneath. Heading upstairs, the bonus room is bright and welcoming with many windows, creating an inviting space. The primary bedroom is a true retreat offering a 5-piece ensuite bathroom with a double vanity, make up counter and a stunning free-standing bathtub and separate glass shower. The kids's bedrooms are well-sized and close-by to the main bathroom. Laundry is upstairs for added convenience. Heading to the lower level, is a sunshine basement with oversized windows, ready for your future plans. One of the most special parts of this home is the backyard - framed by mature trees, high quality landscaping and no direct neighbours behind. Enjoy sunny afternoons on the spacious composite deck with the ease of stairs leading to the yard. The kids will have lots of room to run and play. Evenings will be memorable with a private firepit area, made for roasting marshmallows and chatting in to the night. Notable home features include central air conditioning, radon mitigation, oversized and extra windows throughout,

fully renovated, oversized south backyard, high quality landscaping, mature trees, composite deck with stairs and a quiet cul de sac. Nearby is a wide array of excellent schooling options – Roberta Bondar, a new junior high coming soon, Guardian Angel, a new Catholic high school coming soon, Rundle College, Webber, Calgary Academy and CFIS all close-by. Discover the amenities that Aspen Woods has to offer – Aspen Landing with excellent restaurants and boutique shops, West Side Rec with a pool, skating rink and gym, the 69th Street C-Trail station and Signal Hill Centre with the public library and countless conveniences. This family home offers the perfect setting to enjoy the Aspen Woods lifestyle. Welcome home.