



9054 14 Avenue Calgary Alberta

\$840,000

Welcome to this beautifully appointed 2 storey perfect family home located in the heart of Aspen Woods - one of Calgary's most desirable neighbourhoods. Over 2990 square feet of living space offering 4 bedrooms, 3.5 bathrooms, 3 living rooms and a wet bar. A bright, open concept seamlessly flows from kitchen, to dining area, to living room with gas fireplace - a fantastic space for entertaining or relaxing as a family. The hardwood floor on this level adds sophistication and warmth. The chef's kitchen boasts stainless steel appliances, granite counters, tile backsplash, under counter lighting and an oversized walk through pantry leading to the mudroom and garage entrance. The well designed mudroom offers organization with a cubby bench, plenty of hooks for coats/bags and a back hall closet. The upper level has a bonus area that can function as a home office, family room or games area. The master bedroom has double French doors, a generous walk in closet and a 5 piece master bathroom featuring jetted tub, large shower, water closet and his & her sinks. There are 2 more equally generous sized bedrooms, upper floor laundry room with a large counter for folding and a sink. Enjoy the central AIR CONDITIONING during the summer months - allowing comfort all day and a cool night's sleep. The basement was professionally developed by the builder with a bright family room with a full sized window and large sit up wet bar with a full sized fridge. A fourth bedroom with a walk in closet, a Jack & Jill full bathroom, storage area, a furnace utility room and a side entrance to the yard complete the lower level. The backyard is an oasis with a deck to relax on, room to BBQ, perennial shrubs and a garden shed. The attached HEATED garage has ample driveway space for extra vehicles and is adjacent to the back yard. This corner lot offers extra privacy. Aspen Woods offers many ...

Primary Bedroom 13.67 Ft x 14.00 Ft

Other 3.50 Ft x 5.92 Ft

Other 6.83 Ft x 9.00 Ft

5pc Bathroom 15.58 Ft x 8.50 Ft

Laundry room 5.67 Ft x 11.00 Ft

Bedroom 11.00 Ft x 9.83 Ft

Other 9.33 Ft x 9.75 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Other 2.92 Ft x 3.58 Ft

Storage 4.83 Ft x 7.33 Ft

Furnace 8.33 Ft x 7.50 Ft

Kitchen 11.17 Ft x 13.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
CIR Realty

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CIR

REALTY

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Bedroom 9.83 Ft x 11.00 Ft
4pc Bathroom 9.58 Ft x 4.92 Ft
Bedroom 10.75 Ft x 10.92 Ft
Family room 13.58 Ft x 12.92 Ft

Living room 15.75 Ft x 13.25 Ft
Dining room 13.08 Ft x 7.67 Ft
2pc Bathroom 4.92 Ft x 5.00 Ft