



# 74 Aspen Hills Way Calgary Alberta

\$1,250,000

Are you looking for a fully finished Walkout basement? This is the home you want, with a total of over 3200sf of living area. Hence the backyard is backed onto the natural setting & tree line, very peaceful, and quiet, with a sense of privacy in your fenced backyard. Friendly neighbourhood & walking distance to the K-6 school & the Safeway grocery shopping centre. Easily access onto the Stoney Trail (Ring road) & minutes to the Mount Royal University. A total of 4 bedrooms. & 3 1/2 bathrooms. The double-sided gas fireplace divides the main-floor living room & the formal dining room. makes it a very unique & functional floorplan. It can be a quick possession too. Call your favourite realtor to arrange for your private viewing today. (id:6769)

Primary Bedroom 14.00 Ft x 14.25 Ft  
 Bedroom 10.00 Ft x 10.00 Ft  
 Bedroom 10.00 Ft x 10.00 Ft  
 Bonus Room 13.42 Ft x 14.92 Ft  
 4pc Bathroom 4.92 Ft x 7.83 Ft  
 5pc Bathroom 9.17 Ft x 14.58 Ft  
 Bedroom 11.25 Ft x 12.42 Ft  
 Family room 14.00 Ft x 14.25 Ft  
 Recreational, Games room 12.33 Ft x 22.50 Ft

Furnace 6.50 Ft x 27.92 Ft  
 3pc Bathroom 5.08 Ft x 8.33 Ft  
 Other 8.58 Ft x 10.67 Ft  
 Kitchen 9.00 Ft x 15.33 Ft  
 Dining room 13.75 Ft x 16.00 Ft  
 Living room 14.08 Ft x 14.92 Ft  
 Den 9.75 Ft x 10.42 Ft  
 Laundry room 6.75 Ft x 8.42 Ft  
 2pc Bathroom 4.75 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty



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