



## 94 Aspen Hills Way Calgary Alberta

\$1,239,000

Welcome to an extraordinary living experience in the coveted community of Aspen Woods, where this magnificent property offers over 3,500 square feet of luxurious living space. Nestled against a serene forested backdrop, this home is a true sanctuary designed for both comfort and elegance. This home has NEW CARPET & ENGINEERED HARDWOOD FLOORING. Step inside and be greeted by a grand front foyer, setting the stage for the elegance that follows. The heart of the home is undoubtedly the expansive kitchen, a culinary haven featuring ample cabinetry, a convenient walkthrough pantry, and an inviting atmosphere that encourages family gatherings. The kitchen seamlessly flows into the dining room, which opens up to a charming patio space. Adjacent to the kitchen, the living room boasts floor-to-ceiling windows that flood the space with natural light, creating a warm and inviting ambiance. A striking fireplace anchors this area, offering a cozy focal point for gatherings. Ascend to the upper level where you'll find three generously sized bedrooms and a versatile bonus room with vaulted ceilings. The master suite is a retreat unto itself, complete with a spacious walk-in closet and a luxurious ensuite. Here, you can unwind in the soaker tub or enjoy the separate shower, all designed to provide a spa-like experience in the comfort of your home. The home also has central air making the summers cool and comfortable. The fully finished walkout basement features an 2 additional bedrooms, a large recreation space ideal for movies or games, and a full bathroom. This basement is perfect for a nanny suite or extended family, offering ample space and privacy. A stylish wet bar enhances this space, making it perfect for hosting gatherings or simply enjoying a quiet evening. Step outside and discover the unique advantage of this property--it backs onto a lush, forested area. A secret walk...

Bedroom 11.25 Ft x 13.25 Ft

Bedroom 11.25 Ft x 10.50 Ft

Primary Bedroom 15.50 Ft x 16.42 Ft

Bonus Room 17.41 Ft x 15.75 Ft

4pc Bathroom 5.50 Ft x 8.42 Ft

5pc Bathroom 12.92 Ft x 9.50 Ft

Other 5.67 Ft x 7.08 Ft

4pc Bathroom 9.18 Ft x 4.92 Ft

Furnace 10.92 Ft x 10.92 Ft

Dining room 14.00 Ft x 13.17 Ft

Kitchen 15.17 Ft x 9.50 Ft

Living room 14.58 Ft x 14.50 Ft

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

Listing Presented By:



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Bedroom	13.83 Ft x 10.00 Ft	Office	8.75 Ft x 9.18 Ft
Bedroom	13.83 Ft x 11.58 Ft	Laundry room	8.92 Ft x 8.75 Ft
Recreational, Games room	13.58 Ft x 14.83 Ft	2pc Bathroom	4.92 Ft x 5.00 Ft