

94 Aspen Hills Way Calgary Alberta

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 $5.67 \text{ Ft} \times 7.08 \text{ Ft}$ 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

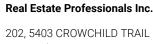
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Listing Presented By:



Originally Listed by: RE/MAX First



Go With the Pros

Living room 14.58 Ft x 14.50 Ft Display of MLS data is deemed reliable but is not guaranteed accurate by CREA. Bedroom 13.83 Ft x 10.00 Ft Bedroom 13.83 Ft x 11.58 Ft

Recreational, Games room 13.58 Ft x 14.83 Ft

Office 8.75 Ft \times 9.18 Ft Laundry room 8.92 Ft \times 8.75 Ft

2pc Bathroom $4.92 \, \text{Ft} \times 5.00 \, \text{Ft}$