



9331 14 Avenue Calgary Alberta

\$1,039,900

Welcome to this warm, beautiful, and meticulously maintained 2,167 sq ft home in the highly desirable community of Aspen Woods, ideally located close to excellent schools, parks, and everyday amenities. Proudly offered by the original owners, this 4 bedroom, 3.5 bathroom residence reflects years of thoughtful care, quality upgrades, and a layout that truly supports family living. The open-concept main floor is filled with natural light from the sunny south exposure and features Brazilian walnut hardwood, plus a kitchen with granite countertops and upgraded appliances, perfect for daily living and entertaining. Upstairs offers three bedrooms, including a generously sized primary suite featuring two walk-in closets and a 5-piece ensuite with a jetted tub. Two additional bedrooms are served by a 4-piece main bathroom, and the convenient upper-floor laundry includes a newer washer (2025). A spacious bonus room completes the upper level and is ideal for movie nights, a kids' hangout, or simply unwinding after a busy day. The fully developed basement (2016) adds outstanding flexibility with a fourth bedroom, a 4-piece bathroom, spray foam insulation, insulated subfloor, a wet bar, and excellent storage for hobbies, tools, and gear. Mechanical updates include an upgraded furnace, a commercial-grade water softener (2016), and a radon mitigation system (2023). The backyard is a true highlight with mature fruit trees, garden plots, an exposed aggregate concrete patio, and a custom shed. A heated, double attached garage completes this exceptional home. A true Aspen Woods gem, beautifully cared for and ready for its next chapter. (id:6769)

Primary Bedroom 12.42 Ft x 12.75 Ft
 Bedroom 9.92 Ft x 9.67 Ft
 Bedroom 9.00 Ft x 9.92 Ft
 Bonus Room 14.92 Ft x 12.75 Ft
 4pc Bathroom 8.92 Ft x 4.92 Ft
 5pc Bathroom 9.75 Ft x 12.75 Ft
 Family room 19.75 Ft x 15.50 Ft

Bedroom 8.75 Ft x 12.58 Ft
 4pc Bathroom 5.25 Ft x 9.58 Ft
 Living room 14.00 Ft x 16.08 Ft
 Kitchen 12.92 Ft x 18.58 Ft
 Dining room 10.00 Ft x 7.00 Ft
 Other 13.83 Ft x 10.83 Ft
 2pc Bathroom 5.25 Ft x 4.92 Ft

Listing Presented By:



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First Place Realty

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RE/MAX Realty Professionals

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