



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34 Aspen Stone Mews SW
Calgary, Alberta

MLS # A2249130



\$925,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.01 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this MOVE-IN-READY ESTATE HOME IN the HIGHLY SOUGHT AFTER COMMUNITY OF ASPEN WOODS. Proximate to NUMEROUS PRIVATE SCHOOLS IN THE AREA, This FULLY FINISHED 2-storey home has so much to offer with 2400+sq ft on the main and upper level PLUS FULLY DEVELOPED BASEMENT. This ESTATE HOME is situated on a family friendly cul-de-sac. Walk to Aspen Landing (Safeway, Starbucks, Original Joe's, and many other boutique shops located in this community space), community parks, local schools and restaurants along 85 street just a few minutes to the north.) The entire home has been updated with laminate flooring, and the main level floors boasts a FLEX ROOM, LIVING ROOM, DINING ROOM, AND MODERN KITCHEN featuring Granite countertops, oversized Island with CUSTOM LIGHTING, and walk-thru pantry into your mud room and laundry area. The upper floor features A LUXURIOUS BONUS ROOM WITH VAULTED CEILINGS, ample lighting, HUGE WINDOWS WHICH ALLOW LOTS OF NATURAL LIGHT INTO THIS ROOM and could be your family's HUB where you can set up your home theatre for movie nights, create a work/study area for the kids and TRULY ENJOY FAMILY BIRTHDAYS AND PARTIES. AGAIN - The Vaulted ceilings & huge windows with your sunny south exposure makes this the perfect area for the entire family. The Master Bedroom is complete with a full walk-in closet, 5 piece ensuite bathroom including his & her sinks, granite countertops, large soaker tub and standalone shower. Two additional bedrooms are on this floor complemented by 4 piece main bathroom. The fully developed basement offers a Den and full bathroom for your guests (or adult children), and an additional recreation space (picture yourself gaming, working out in your home gym, or doing

pilates in your own private studio (opportunities are endless). Fully landscaped front and backyard, quiet cul-de-sac, all amenities at your fingertips and only a 5 minute drive to the 69th LRT station, what more could you ask for at this price!! KINDLY NOTE: THIS IS A JUDICIAL SALE AND THE PROPERTY IS SOLD "AS-IS, WHERE IS". ALL OFFERS MUST BE PRESENTED ON THE OFFER TEMPLATE LOCATED IN THE SUPPLEMENTS WITH SCHEDULE A ATTACHED, DEPOSIT MUST ACCOMPANY OFFER, AND ALL OFFERS ARE SUBJECT TO COURT ACCEPTANCE, AND POSSESSION DATE WILL BE "AS DETERMINED BY THE COURT", (usually 30 DAYS AFTER ACCEPTANCE BY THE COURT).