



**105 Aspen Stone Road SW
Calgary, Alberta**

MLS # A2294010



\$1,118,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: None

This two storey WALKOUT with 3 CAR GARAGE shouts opportunity with 3,120 sq ft of living space over three levels, offering 3 beds and a Bonus Room up plus a fully developed walkout featuring a large rec room, 4th bed and another full bath for your guests, a home your family can grow into. PLUS... A GREAT LOCATION!! This home is ideally located on the west side of Aspen Woods, a short walk to Webber Academy, Calgary Academy, Guardian Angel School, The Ladybug Café and Aspen Landing ‐ FANTASTIC! You will love the walkability of this neighbourhood, one of Calgary’s most desirable communities, with ease of access to the West LRT, Stoney Trail and quick access west of the city to the mountains! On the main you will enjoy the REFINISHED maple hardwoods - BEAUTIFUL - which run through, 9 foot ceilings and a WARM & BRIGHT western exposure in back. The Great Room in back offers an inviting living space and an open concept kitchen and dining space…. NEW granite counters, s/s appliances including a gas cooktop and separate wall oven. This space leads to a rear deck which spans the width of the house… summer dinners and GORGEOUS SUNSETS will be enjoyed here. Upstairs you will find a large Bonus Room under a 10 foot ceiling, a space the family will love. The primary bedroom features a full en suite with NEW granite countertops, the two additional beds up are well-sized and share a full bath, also with NEW granite countertops. The walkout level has been professionally finished offering a large rec room, a wet bar (with NEW granite countertop), a 4th bedroom and full bath… with direct access to the rear yard - FANTASTIC!