

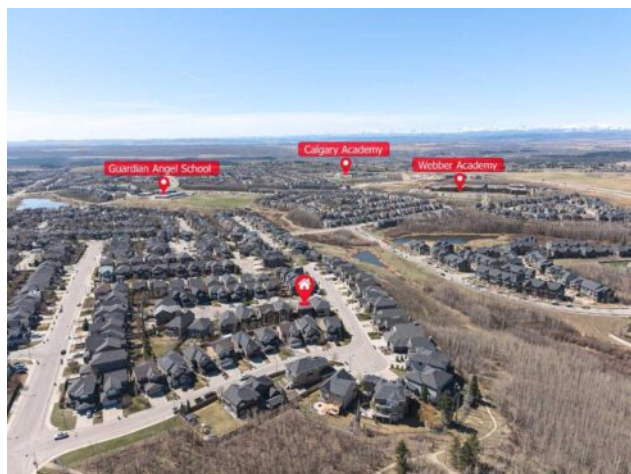


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10 Aspenshire Place SW
Calgary, Alberta

MLS # A2308536



\$1,225,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,740 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level, No Back Lane		

Heating: Natural Gas, None

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Siding

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

Open house June 30 & July 2 (Tuesday & Thursday) 5:00-8:00pm. Welcome to this custom-built two-storey home located on a quiet cul-de-sac in the prestigious community of Aspen Woods. Showcasing a bright open-concept design, this beautiful home features oversized windows, abundant natural light, 9-foot ceilings on all three levels, and upgraded 8-foot doors throughout the main and upper floors. The gourmet kitchen is designed for both everyday living and entertaining, offering maple cabinetry, granite countertops, tile backsplash, a large central island, walkthrough pantry, stainless steel appliances, and built-in double wall ovens. Gleaming hardwood flooring on the main level, where you'll also find a spacious dining area, inviting living room with cozy fireplace, and a versatile main floor den—perfect for a home office or study space. Upstairs features a stunning bonus room with south facing oversized windows, creating the perfect family gathering or movie-night space. The luxurious primary retreat offers an oversized walk-in closet and spa-inspired ensuite complete with double vanities, soaker tub, tiled ceiling-height shower, and elegant finishes. Two additional generously sized bedrooms, a full bathroom and laundry room complete the upper level. The unfinished 9-foot basement offers outstanding future development potential to customize the space to your family's needs. Ideally located close to parks, playgrounds, scenic walking paths, shopping, recreation facilities, and only minutes to downtown Calgary. Top-rated schools are all within walking distance, including Weber Academy, Calgary Academy, Guardian Angel School, and the Future Catholic high school and Ernest Manning High School. Aspen Landing Shopping Centre is also just minutes away, offering excellent shopping, restaurants, and everyday

amenities. This is a rare opportunity to own a move-in-ready home in one of Calgary’s most desirable family communities.