



**11 Aspen Cliff Place SW
Calgary, Alberta**

MLS # A2322884



\$1,699,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,763 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

OPEN HOUSE SATURDAY JULY 11, 12-3PM. CAN YOU BEAT THIS LOCATION? KIDS TO SCHOOL IN HOWEVER LONG IT TAKES THEM TO WALK OUT THE BACK YARD. 11 Aspen Cliff Place SW is one of those homes that is hard to replace once you understand everything it offers. With 2,763 square feet above grade and just under 4,000 square feet of developed living space, this 4 bedroom, 3.5 bathroom home sits on a quiet dead-end street on a large south-facing pie lot with a heated triple garage and one of the most private backyards you will find in Aspen Woods. The backyard is set up for entertaining and enjoying Calgary summers with a swim spa, hot tub, built-in outdoor kitchen, BBQ gas line, loads of perennials and maintenance-free composite decking. The south exposure means sunshine throughout the day while the unique location backing onto a forested area and then the storage garage of Webber Academy (Fantastic neighbour) provides a level of privacy that is difficult to duplicate in this price range. Inside, the home offers the features families actually use and appreciate. The professionally developed basement includes in-floor radiant heating while the rest of the home features central air conditioning, whole-home audio, central vacuum, a Rinnai tankless hot water system, 200 amp electrical service, PEX plumbing throughout, top floor laundry, a butler pantry and 10-foot ceilings on the main floor. The heated triple garage is finished with epoxy flooring and extensive built-in storage. Recent updates include a new refrigerator and dishwasher, garage heat & the Renai water on demand. For many families, the location may be the biggest feature of all. Webber Academy is literally right behind the home, allowing students to walk to school in minutes while avoiding the lengthy drop-off and pick-up lines that come with one of Calgary's

most sought-after private schools. Calgary Academy and Guardian Angel School are also approximately seven blocks away, creating one of the best school locations in Calgary for families considering private, public and separate school options. It's hard to find this combination of privacy, location, lot and school access anywhere in Calgary, let alone Aspen Woods.