



GRASSROOTS
REALTY GROUP

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55 Aspenshire Drive SW
Calgary, Alberta

MLS # A2343643



\$1,249,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Yard		

Heating:	Forced Air	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:	Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	dining room table, 2x tv brackets		

Welcome to this beautifully finished home in Aspen, where upgraded finishes, a functional layout and plenty of room for the whole family come together. With four bedrooms upstairs, a main floor office, a beautiful bonus room, an awesome developed basement and a sunny south facing backyard, this home has the space and flexibility to fit your lifestyle. Step inside and you're greeted by a bright, welcoming interior with a timeless neutral palette and quality finishes throughout. The main floor is designed for both everyday living and entertaining, with inviting spaces that flow naturally together. The kitchen is the heart of the home, offering a beautiful place to cook, gather and connect, while the adjoining living and dining areas provide plenty of room for family and friends. A dedicated main floor office provides the perfect space to work from home or study without taking away from the family's living areas. Upstairs, you'll find four bedrooms, giving everyone their own space. The primary bedroom offers a comfortable retreat, while the additional bedrooms are ideal for children, guests or whatever your family needs. The beautiful bonus room is a standout feature, with its vaulted ceiling, large windows and generous proportions. It's the perfect place for movie nights, a kids' hangout or simply relaxing at the end of the day. A well-appointed bathroom with a dual sink vanity and separate tub and shower area, along with convenient upper-floor laundry featuring a sink, cabinetry and stacked washer and dryer, adds to the practicality of this level. The developed basement provides even more room to spread out and enjoy. Whether you envision a recreation room, games area, home theatre or a comfortable space for guests, this additional living area gives the family plenty of options and makes the home feel that much more complete. Outside, the

south-facing backyard is a wonderful extension of the home, offering sunshine and space to enjoy the warmer months, entertain or let the kids play. It's the kind of outdoor space that makes summer evenings and weekends at home something to look forward to. Located in the sought-after community of Aspen, you'll enjoy a wonderful balance of peaceful residential living and convenient access to schools, parks, shopping, restaurants and the amenities of Calgary's west side.