



GRASSROOTS
REALTY GROUP

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**12 Aspen Heights Way
Innisfail, Alberta**

MLS # A2345906



\$599,900

Division:	Upland Aspen		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,252 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, N		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R1-B
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed

Show-home quality meets exceptional family living in this beautifully updated, fully finished bi-level located in the highly sought-after neighbourhood of Upland Aspen Heights. Featuring 4 bedrooms and 3 full bathrooms, thoughtful planning and pride of ownership are evident throughout—from the beautifully designed interior to the meticulously landscaped yard. Step inside to a spacious entryway that welcomes you into the bright, open-concept main floor, highlighted by soaring vaulted ceilings and new flooring throughout. The beautiful kitchen offers an abundance of cabinetry and counter space, a pantry, new tiled backsplash, gas stove and a sink perfectly positioned to overlook the stunning backyard. The adjoining dining and living areas provide plenty of space for gathering and entertaining, while the convenient main-floor laundry adds to the home's functionality. The primary bedroom is a peaceful retreat with lovely views of the private backyard and a relaxing 4-piece ensuite. A second good-sized bedroom and another full bathroom complete the main level. The spacious, fully finished basement is designed for both entertaining and everyday family life. It features a generous living room with a wet bar, a theatre room or games area, two additional good-sized bedrooms and a 4-piece bathroom. The interior has been thoughtfully updated within the past few years, including fresh paint, new window coverings, flooring, countertops, appliances, a furnace, hot water tank and much more. Outside, the private backyard oasis has been landscaped to the nines. Enjoy beautifully maintained flowerbeds with rubber edging, perennials throughout, multi-tiered decks, a firepit area and a storage shed. A gas line on the back deck makes summer barbecuing easy, while side parking at the front of the home provides additional space for an RV or extra vehicles.

Gemstone Lighting has been installed on the exterior of the home adding extra lighting and decorative vibes. Beautifully maintained, extensively updated and truly move-in ready, this exceptional property is one you will be proud to call home.