



GRASSROOTS
REALTY GROUP

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**65 Aspen Ridge Crescent SW
Calgary, Alberta**

MLS # A2349019



\$1,575,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,384 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Aggregate, Heated Garage, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum, Tile

Roof: Rubber

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Refrigerator, Electric cooktop, Dishwasher-Built-in, Microwave, Wall over-Built in, Hood Fan, Washer, Dryer, Air Conditioners(2), Garage Door Openers, TV Wall Mounts, All Window Coverings, Intercom(As-is, never used), Exterior power awnings, Soffit Lighting, Rollco Exterior power shades, Water softener, Sprinkler system, Garburator, Alarm hardware equipment, Refrigerator in Garage, Built-in Murphy bed without Mattress,

****Open house Sunday Oct 4, 12pm-2pm**** Welcome to 65 Aspen Ridge Crescent SW, a beautiful walkout home in one of Calgary's most sought after west side communities. Sitting on a beautifully landscaped lot surrounded by mature trees, this home offers a combination of space, privacy, outdoor living and views that are tough to find in the city. The home has also been freshly painted inside and out, giving it a fresh, move in ready feel. Inside, large windows bring in plenty of natural light. The main floor features extensive hardwood, spacious living and dining areas and a large kitchen with plenty of cabinetry, stainless steel appliances, a centre island and loads of workspace. It is a great layout for everyday family life with plenty of room when everyone comes over. One of my favourite spaces is the sunroom overlooking the backyard. Surrounded by windows, it leads directly onto the large upper deck with glass railings and plenty of room for dining, relaxing or entertaining. Mature trees surrounding the property give the outdoor spaces an impressive amount of privacy. Upstairs, the primary bedroom offers room for a sitting area, a large walk in closet and a spacious ensuite with dual vanities, extensive cabinetry, a freestanding tub and oversized shower. Additional bedrooms and bathrooms give family and guests plenty of their own space. The fully finished walkout level adds another great living area with large windows and direct access to the covered patio and backyard. There is plenty of flexibility for a TV area, games room, gym or additional guest space. The backyard is where this property really stands apart. Mature trees, gardens, retaining walls and a beautifully maintained lawn create a private setting with several places to enjoy it. Between the large upper deck and covered patio below, there is always somewhere to find sun or shade. There is also

exceptional garage and driveway space, but what you don't see from the outside is the 500+sq. ft. mechanical and storage area located underneath the garage. It provides a huge amount of additional space for seasonal items, bikes, tools and everything else you never seem to have room for. The home also features a 50 year rubber roof, exterior soffit lighting, boiler driven in floor heating, air conditioning and fresh paint inside and out. The aerial views show just how special the location is, with downtown Calgary visible to the east and the Rocky Mountains stretching across the horizon to the west. Located in Aspen Woods with easy access to schools, shopping, restaurants and major routes, plus a quick escape west toward the mountains, THIS is one of those properties where the home, yard and location all come together.