

\$1,039,000 - 22 Aspen Acres Road Sw, Calgary

MLS® #A2077427

\$1,039,000

3 Bedroom, 3.00 Bathroom, 2,524 sqft

Residential on 0.12 Acres

Aspen Woods, Calgary, Alberta

This stunning home is in pristine condition throughout, with superb landscaping, and ideally situated on a corner lot in a quiet and peaceful location. Also, super quick access to Bow Trail (15-minute commute to downtown) and five minutes to Stoney Trail (northbound from Bow Trail is now open - southbound coming soon). Main floor features gorgeous hardwood (also on the stairs), a large U-shaped kitchen and living area with a gas fireplace, and a dining area in front, which could be easily converted to office space if desired. Upper level features a massive primary bedroom with an elevated sitting area, and an ensuite with a corner soaker tub, two sinks, and a separate shower. Plus two more good-sized bedrooms and an extra-large bonus room on the same level (no extra stairs). Other features of this home include numerous beautiful, expensive, imported gold-plated light fixtures and matching curtains on the main floor. The backyard is a peaceful oasis with a good-sized deck, mature landscaping, and a fire pit. Also, the house was designed to allow a separate side entrance on the staircase's landing, should you wish to develop a basement suite in the future (subject to approval and permitting by the city). Super close to some of the best schools in the city, as well as all the shopping and amenities you could imagine. Possession is negotiable, including a super-fast closing if needed.



Built in 2012

Essential Information

MLS® #	A2077427
Price	\$1,039,000
Sold Price	\$1,030,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,524
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Aspen Acres Road Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2023
Date Sold	November 14th, 2023
Days on Market	43
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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