

\$825,000 - 9054 14 Avenue Sw, Calgary

MLS® #A2148238

\$825,000

4 Bedroom, 4.00 Bathroom, 2,145 sqft

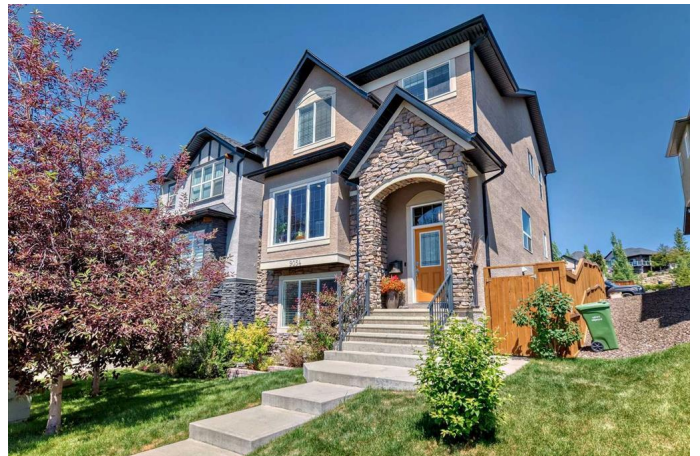
Residential on 0.07 Acres

Aspen Woods, Calgary, Alberta

Welcome to this beautifully appointed 2 storey home located in the prestigious community of Aspen Woods - one of the most desirable neighbourhoods in Calgary. Over 2990 square feet of living space offering 3 bedrooms & 2 bathrooms up, 1 bedroom & 1 bath down, 3 living rooms and a wet bar. A smart open concept layout that seamlessly flows from living room, to dining area, to kitchen, through the pantry to the mudroom and to the garage.

The living area is a fantastic space for entertaining or relaxing. The hardwood floor on this level adds sophistication and warmth. The chef's kitchen boasts stainless steel appliances, granite counters, tile backsplash, under counter lighting, an island with seating and an oversized walk through pantry. The well designed mudroom offers organization with a bench that opens up for storage, plenty of hooks for coats & bags and a large closet. The upper level has a bonus area that can function as a home office, a family room or games area. The master bedroom has double French doors, a generous walk in closet and a 5 piece master bathroom featuring jetted tub, large shower, water closet and his & her sinks.

There are 2 more generously sized bedrooms, upper floor laundry room with a counter for folding clothes and a sink. Enjoy the central AIR CONDITIONING during the summer months - allowing comfort all day and a cool night's sleep. The basement was professionally developed by the builder with a bright family room with a full sized window and



large sit up wet bar with a full sized fridge. A fourth bedroom with a walk in closet, a Jack & Jill bathroom, storage area, furnace utility room and a side entrance to the yard complete the lower level. The backyard is an oasis with a deck to relax on, room to BBQ, small grass area, perennial shrubs and a garden shed. The attached HEATED GARAGE has ample driveway space for 2 extra vehicles - adjacent to the back yard. This lot offers extra privacy as there's a large space between your yard and the neighbour's yard. Aspen Woods is a family oriented community offering amenities - Aspen Landing Shopping Centre is a short walk featuring Safeway, Starbucks, Cobs Bread, many take out foods, restaurants, banking, small businesses, professional offices for medical, dental, other services and a park space with a pond & walkway for a scenic stroll. Within walking distance are private schools - Webber Academy, Calgary Academy, Rundle Academy, separate school Guardian Angel and public school Dr. Roberta Bondar. Aspen Woods is located on the Western edge of the City of Calgary, close to nature with walking/cycling trails and playgrounds. Conveniently located near major roads like Stoney Trail ring road, Bow Trail and 17 Ave SW - a quick escape to the Rocky Mountains, 20 minute commute to downtown, or a 5 minute drive to the C-Train station.

Built in 2010

Essential Information

MLS® #	A2148238
Price	\$825,000
Sold Price	\$815,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,145
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9054 14 Avenue Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4A5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Rear, Heated Garage, Rear Drive

Interior

Interior Features	Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2024
Date Sold	July 30th, 2024
Days on Market	18
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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