

\$1,240,888 - 92 Aspen Acres Manor Sw, Calgary

MLS® #A2177786

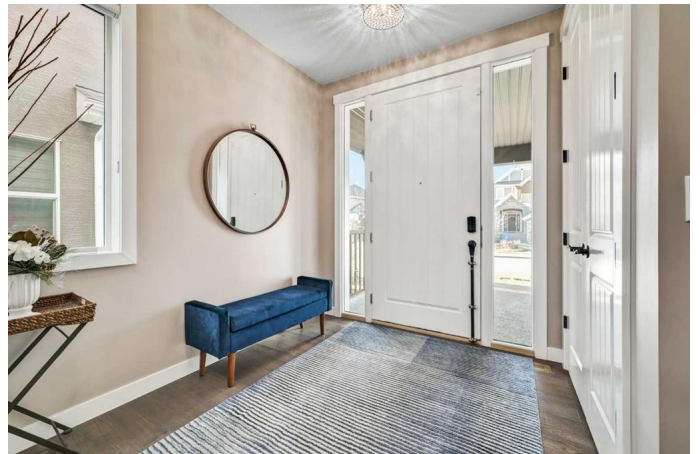
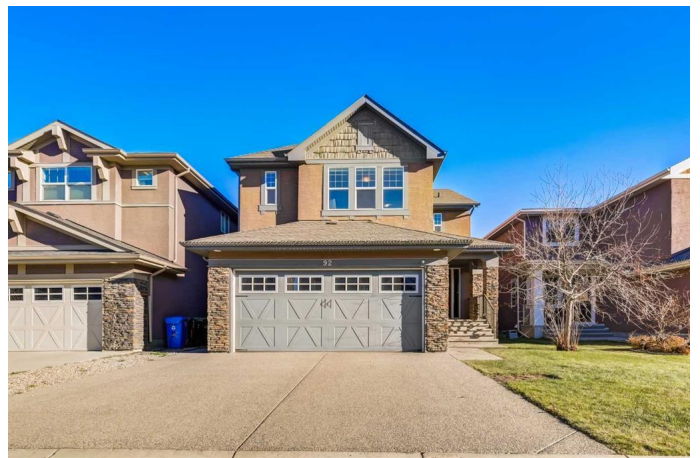
\$1,240,888

4 Bedroom, 4.00 Bathroom, 2,769 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Welcome to 92 Aspen Acres Manor, A Stunning Custom home built by Shane Homes in the heart of Convented Aspen Woods. This exquisite home Offers over 3800 sqft of finished living space and is designed for both relaxation and entertainment. Upon entry, you're immediately captivated by the impressive foyer with open ceilings, a Chandelier and an abundance of natural light.Â The Maine Floor has 9ft ceilings and Hardwood Floors throughout with a Very Functional and open floorplan, a charming half bathroom located in between the front Foyer and a Large front Mudroom that leads you through a massive walkthrough pantry opening up to the Chef's kitchen! Open and exposed to tons of Natural light, this is a focal point in the home. Light Grey Quarts countertops with amber tile backsplash coupled with timeless cream shaker cabinets & All Stainless steel appliances! Facing the kitchen is the Living Room, Open and bright, featuring a beautiful gas fireplace with full tile surround. Large office space finished with plenty of built-in cabinetry and double pocket doors is just adjacent to the living room. Just off the kitchen is the dining area with a back bar with built-in shaker cabinets. Double sliding doors adjacent to the dining area lead you to the large two-tiered composite deck and pergola area, perfect for summer BBQs or relaxing with your morning coffee in the east-facing sun. Upstairs is filled with space and comfort, featuring vaulted ceilings well-lit with beautiful



chandeliers and plush carpeting throughout! The bonus room and laundry rooms are conveniently located in the center of the home. The laundry room features plenty of counter space and built-in cabinetry and the bonus room offers plenty of space for lounging and watching T.V away from any solar glare. On the west side of the home, you will find 2 Spacious bedrooms with their own walk-in closets as well as a built-in desk area and full bathroom just adjacent. The east end of the upstairs is reserved for the primary suite, Large and spacious, easily fitting a king-sized bed and side tables, An impressive ensuite with his and her sinks, a water closet, a soaker tub and a large glass shower fully finished in tile throughout! Just adjacent is the Massive walk-in closet with plenty of room! The Basement is fully finished and a perfect retreat with 9ft ceilings throughout & vinyl plank floors throughout. Offering a spacious rec room, Gym Area, Games room and Guest bedroom with a 3-piece bathroom just adjacent, well finished with a floating vanity, glass shower with full tile surround and flooring to match. Just 20 minutes from downtown, 30 minutes from the airport, and have quick access to the new ring road, leading you to the stunning mountains just beyond the city. Enjoy nearby walking paths, and take advantage of prestigious private schools in the area, including Webber Academy, Calgary Academy, Rundle College, and Calgary French School. Luxury Shopping just minutes away at the Aspen Landing Shopping Center.

Built in 2012

Essential Information

MLS® #	A2177786
Price	\$1,240,888
Sold Price	\$1,277,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,769
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	92 Aspen Acres Manor Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Wired for Sound, Chandelier
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Balcony
Lot Description	Back Yard, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2024
Date Sold	November 18th, 2024
Days on Market	5
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.