

25 Aspen Ridge Way, SW



Aspen Woods



Cherry hardwood floors combine with chic granite counters and sleek slate backsplash to create a kitchen that offers supreme style and perfect practicality. Stainless steel appliances complete the package, including a gas stove.



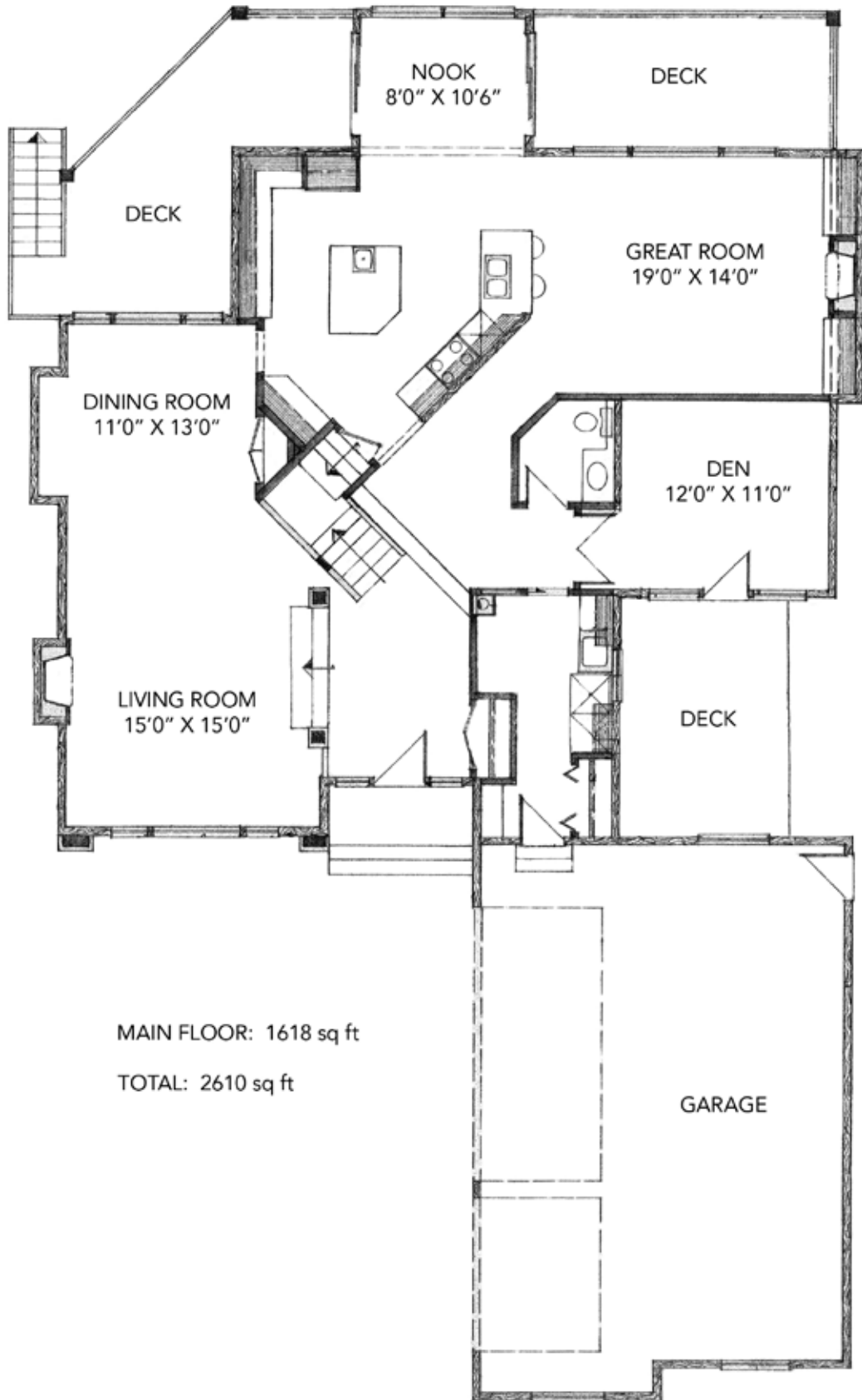
This spacious family room is a comfortable space for casual family living with hardwood floors, attractive cream built-ins, a cozy gas fireplace and a window overlooking the manicured rear yard.



Elegant French doors lead into the expansive master bedroom with contemporary deep pile carpeting, handsome crown moulding, a walk-in closet with built-in storage, and a luxurious 6 piece, jet-tub ensuite.

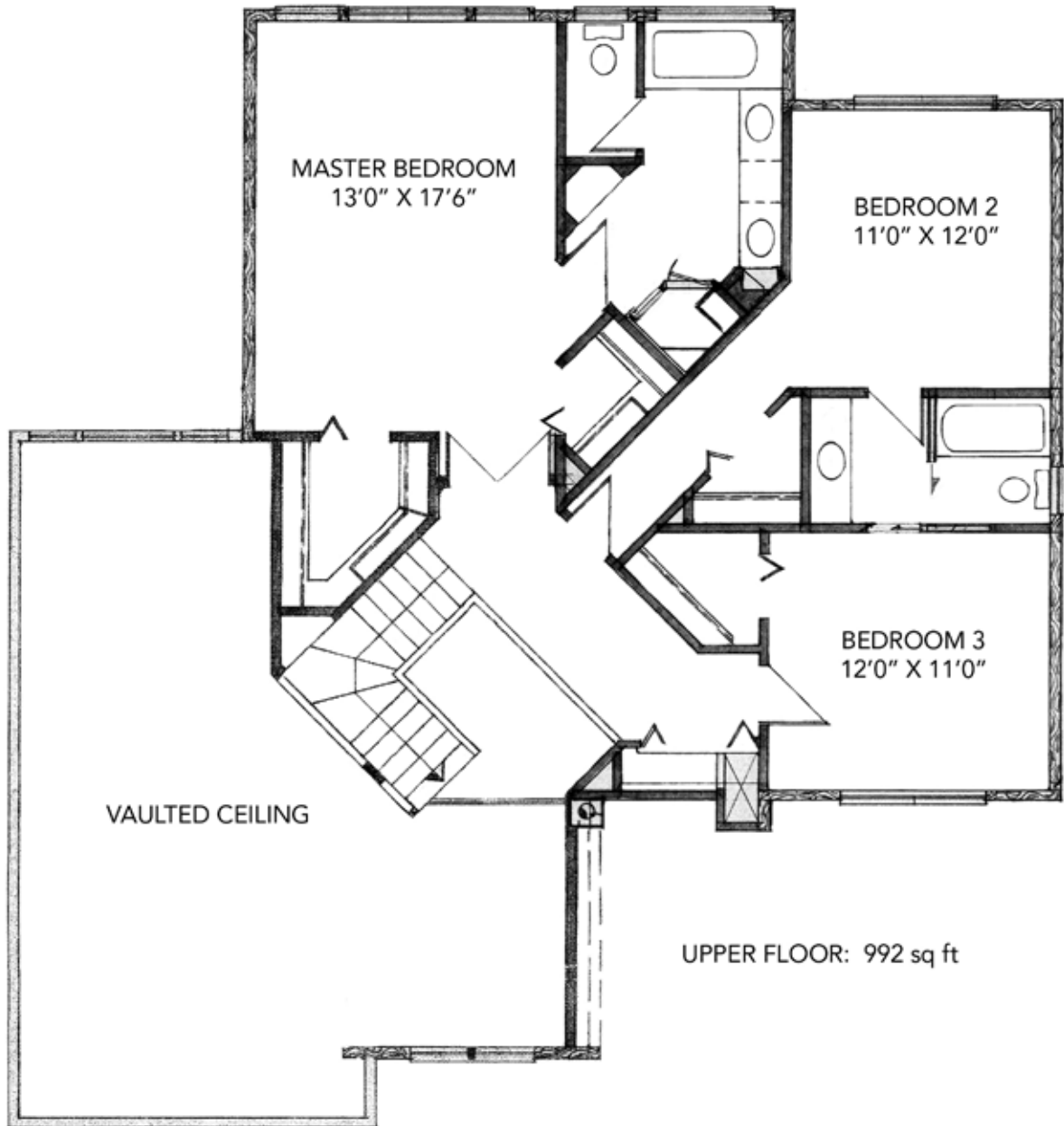


Designed with casual entertaining in mind, the walkout level has been wonderfully developed to include this large rec room complete with gas fireplace, extensive media storage and an adjoining games area with wet bar.



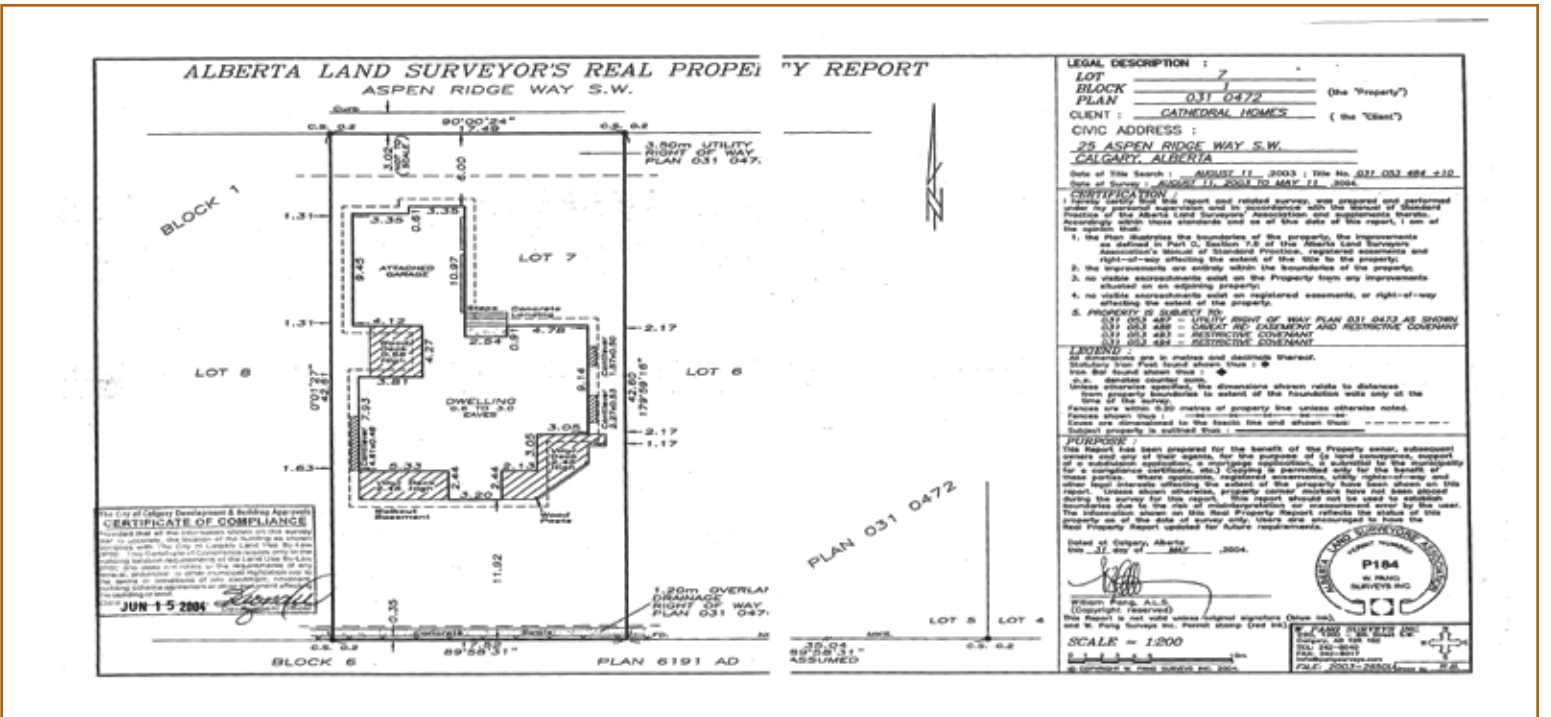
MAIN FLOOR: 1618 sq ft

TOTAL: 2610 sq ft





Enjoy spending more time outdoors in this beautiful rear yard with large patio complete with firepit, maturing trees and 2 main level decks!



| | | | |
|-------------------|----------------------------|--------------------|-------------------------|
| District: | C073 – Aspen Woods | MLS: | C3431387 |
| Legal: | Plan 0310472 Block 1 Lot 7 | Rooms: | 8/3 + 1 with Den |
| Zoning: | R-1 | Taxes: | \$6520 (2010) |
| Occupancy: | Seller | Year Built: | 2003 |

| | | | |
|-------------------|------------------------------|-------------------------|--------------------|
| Style: | 2 Storey with Walkout | PRICE: | \$1,295,000 |
| Lot: | 57' x 140' (17.52m x 42.61m) | Downpayment: | \$1,295,000 |
| Size: | 2610 Sq Ft (242.4 m2) | Front Exposure: | North |
| (Lower): | 1130 Sq Ft (104.9 m2) | Landscaped: | Yes, beautifully |
| Flooring: | Hardwood, carpet, tile | Fenced: | Yes |
| Heating: | Forced-Air (2) & In-Floor | Exterior: | Stucco, stone |
| Fireplace: | Yes (3) gas-fuelled | Possession Date: | 90 days/negotiable |

| Main Level: | | Upper Level: | |
|---------------------|--|------------------------|---------------|
| Living Room: | 15'0" x 15'0" | Master Bedroom: | 13'0" x 17'6" |
| Dining Room: | 11'0" x 13'0" | Bedroom 2: | 11'0" x 12'0" |
| Kitchen: | Island-style | Bedroom 3: | 12'0" x 11'0" |
| Nook: | 8'0" x 10'6" | Rec Room: | 16'6" x 26'0" |
| Great Room: | 19'0" x 14'0" | Games Area: | 10'6" x 16'0" |
| Den: | 12'0" x 11'0" | Bedroom 4: | 11'6" x 13'0" |
| Bathrooms: | (4) 1 - 2 piece, 1 - 3 piece cheater ensuite, 1 - 4 piece Jack n Jill ensuite, 1 - 6 piece ensuite | | |
| Basement: | Walkout: fully finished with in-floor heat | | |
| Parking: | Triple attached garage with gas line & remote door access | | |

Included in Price:

Stainless steel kitchen appliances to include: Frigidaire gas stove, integrated Faber hoodfan, Amana fridge with freezer drawer, Panasonic microwave, Bosch dishwasher and garburator; also included are all window coverings, vacuum system & all attachments, (1) garage door opener with (2) remotes, alarm system, lawn sprinkler system, white front-loading Frigidaire washer & dryer, water softener, stainless steel Danby bar fridge

Remarks:

Beautifully finished 2 storey, with fully developed walkout, a total of 4 bedrooms, a triple attached garage and beautifully landscaped South backyard in prestigious Aspen Woods. Main floor features a dramatic 2-storey foyer with durable slate tile floor. A sunken living room showcases a cozy gas fireplace and soaring vaulted ceiling while the adjoining formal dining room overlooks the rear yard and is host to a convenient hutch-niche and thoughtful service counter. A lovely island-style kitchen is both practical & stylish with rich hardwood floors, cherry cabinetry, granite counters, slate backsplash, stainless steel appliances and a sunny breakfast nook with sliding door access on both sides providing access to 2 separate decks. A gas fireplace set amongst furniture quality built-ins takes center stage in the comfortable family room. Also on the main: convenient powder room, combination laundry-mud room and bright den with direct access to the rear deck. Upstairs, escape into the romantic master suite with luxurious jet-tub ensuite. The upper level is also host to 2 additional bedrooms which share a Jack & Jill ensuite. The walkout level has been wonderfully finished with a large rec room complete with gas fireplace & extensive built-in storage, an adjoining games area with wet bar, 4th bedroom and full bath. Impressive South-facing, rear yard features an expansive paving stone patio with fire-pit. Invite your family to experience Aspen Woods living in this comfortable abode - welcome home!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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