

**31 Aspen Stone Crescent, SW**



**Aspen Woods**



A fabulous, open floorplan lends itself to everyday family living. Every major room on the main floor is open to the kitchen, making supervising the kids while preparing meals effortless. The central dining area enjoys a 2-sided gas fireplace, gleaming wide-plank hardwood floors and an eye-catching light fixture overhead.



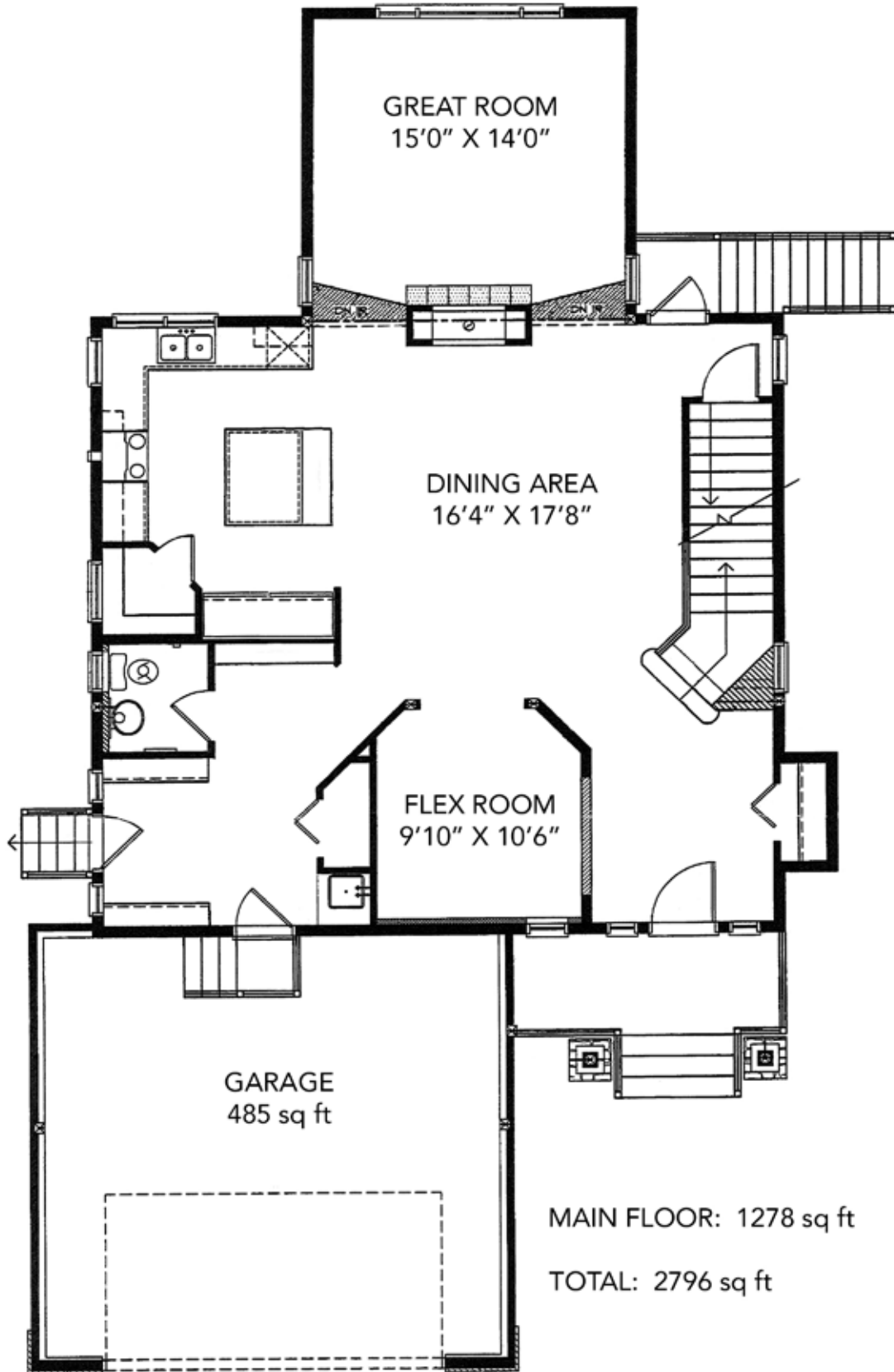
This island-style kitchen is perfectly practical and super stylish all at once with maple hardwood floors, a premium stainless steel appliance package (including all-fridge and all-freezer combination), timeless cream cabinetry, loads of preparation space on easy-care countertops and durable tile backsplash.

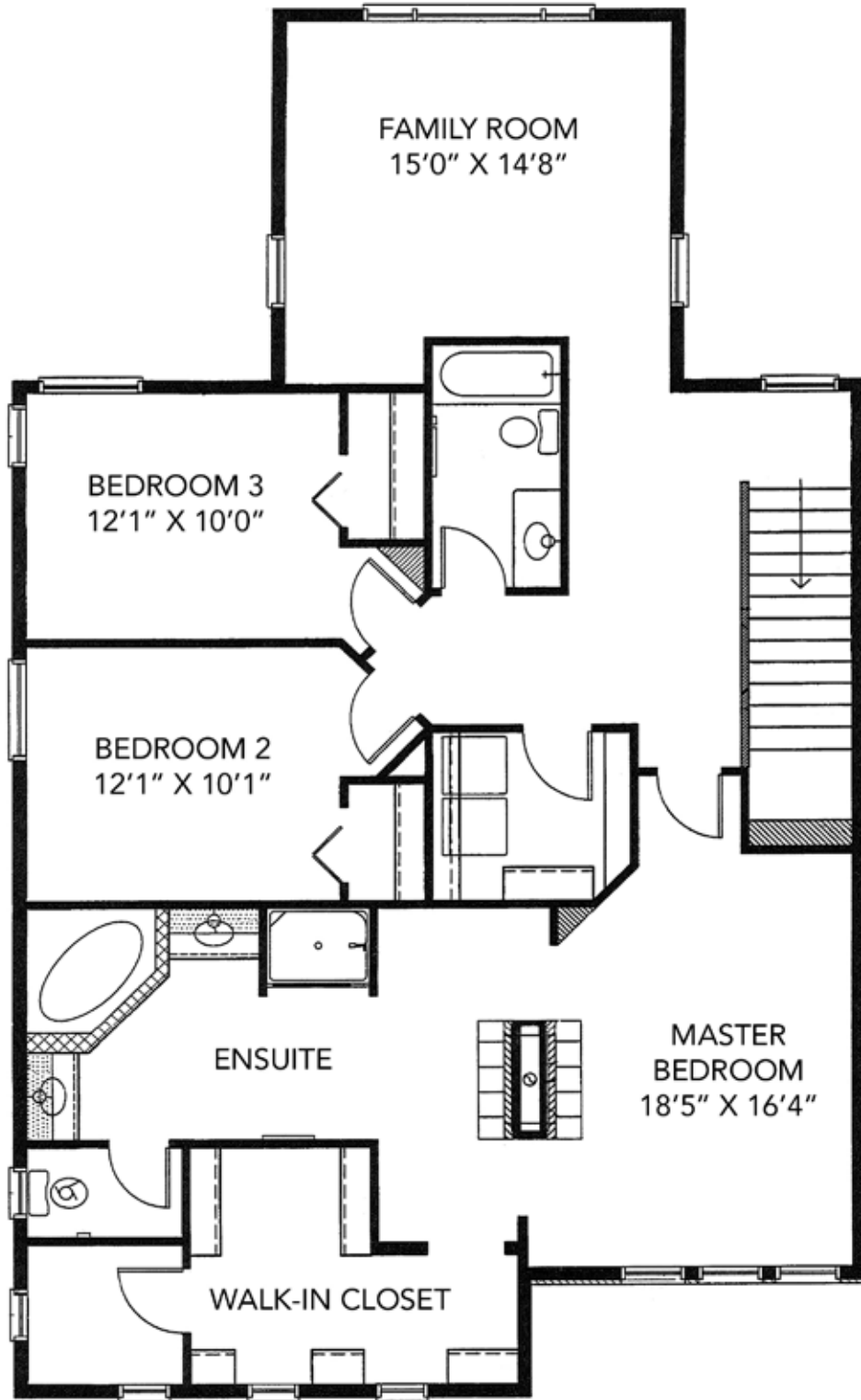


Cozy up in front of a 2-sided gas fireplace in this romantic master bedroom with comfortable carpet underfoot, a large window with California shutters and a luxurious Ultra-tub ensuite with skylight allowing natural light to pour in.



Overlooking the manicured rear yard, this vaulted upper level family room has plenty of space for some comfortable furniture and a big screen TV!





UPPER FLOOR: 1518 sq ft



Whether the teenagers are watching TV downstairs with their friends, or you set up a pool table or foosball table, this basement has plenty of open space for casual entertaining and everyday family living.



Sitting on a pie-lot this home features a large South rear yard with plenty of open playspace for the kids. The side patio is sheltered and private for outdoor dining during the summer months.

<b>District:</b>	C073 – Aspen Woods		
<b>Legal:</b>	Plan 0511399 Block 2 Lot 57	<b>Rooms:</b>	<b>8/3 with Den</b>
<b>Zoning:</b>	R-1	<b>Taxes:</b>	\$3832 (2009)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2005

<b>Style:</b>	2 Storey	<b>PRICE:</b>	<b>\$825,000</b>
<b>Lot:</b>	34' x 135' (Pie-shaped)	<b>Downpayment:</b>	<b>\$825,000</b>
<b>Size:</b>	2796 Sq Ft (259.7 m2)	<b>Front Exposure:</b>	North
<b>(Lower):</b>	923 Sq Ft (85.7 m2)	<b>Landscaped:</b>	Yes
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Fenced:</b>	Yes
<b>Heating:</b>	Forced-Air (2) & In-Floor	<b>Exterior:</b>	Stucco, stone, wood
<b>Fireplace:</b>	Yes (2) gas-fuelled	<b>Possession Date:</b>	60 days/negotiable

<b>Main Level:</b>		<b>Upper Level:</b>	
<b>Den/Dining Room:</b>	9'10" x 10'6"	<b>Family Room:</b>	15'0" x 14'8"
<b>Dining Area:</b>	16'4" x 17'8"	<b>Master Bedroom:</b>	18'5" x 16'4"
<b>Kitchen:</b>	Island-style	<b>Bedroom 2:</b>	12'1" x 10'1"
<b>Great Room:</b>	15'0" x 14'0"	<b>Bedroom 3:</b>	12'1" x 10'0"
		<b>Rec Room:</b>	Basement
		<b>Bedroom 4:</b>	Basement
<b>Bathrooms:</b>	(4) 1 - 2 piece, 1 - 4 piece, 1 - 4 piece cheater ensuite, 1 - 5 piece ensuite		
<b>Basement:</b>	Full: developed with 9' ceilings, oversized windows & in-floor heat		
<b>ParkingL</b>	Extra wide double attached garage with remote door access (rough-in for gas heat)		

#### Included in Price:

Stainless steel kitchen appliances to include: Whirlpool flat-top stove, Wood's oversized fridge & freezer, Broan hoodfan, Whirlpool dishwasher and garburator; also included are all window coverings (including California shutters), alarm system, lawn sprinkler system, white Frigidaire front-loading washer & dryer  
Exclusions: pot rack above the sink

#### Remarks:

Situated on a large pie-lot with sunny South backyard this beautiful home offers nearly 2800 SqFt plus developed basement. Beautiful finishing details include: hardwood floors, two 2-sided gas fireplaces and a bright, open floorplan. The main floor features 10' ceilings and is host to a bright flex space: perfect as a home office, or formal dining room - whichever suits your lifestyle! The main living area is wide open, with a central dining area set before a 2-sided gas fireplace. The island-style kitchen features durable countertops, gleaming wide plank hardwood floors, stainless steel appliances and a large corner pantry. The sunken great room enjoys the cozy ambiance of the 2-sided gas fireplace too, hosts a handsome ceiling fan and overlooks the manicured rear yard. Also on the main floor is a spacious mudroom with access to the side patio. Upstairs you will find convenient separate laundry, full bath, 3 amply-scaled bedrooms (all with walk-in closets) including a romantic master suite with 2-sided gas fireplace & luxurious Ultra-tub ensuite. Also on the upper level is a vaulted family room looking onto the rear yard. The full basement has been developed to include a large rec room complete with wet bar and 4th bedroom with cheater ensuite. The large South backyard features a private, secluded side patio (with wiring for sound) for summer dining, professionally finished dog run, sandstone retaining wall and plenty of wide open playspace. All of this in one of Calgary's choice neighborhoods: walking distance to shops & services, close to the Westside Rec Center, minutes to schools, parks & playgrounds and a short commute to downtown. Welcome home to Aspen Woods.

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

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