

88 Aspen Stone Way, SW



Aspen Woods



Overlooking a sunny West front porch, this combination living & dining room offers a bright formal space for entertaining. The dining room is set before a 2-sided gas fireplace and features a thoughtful hutch niche.



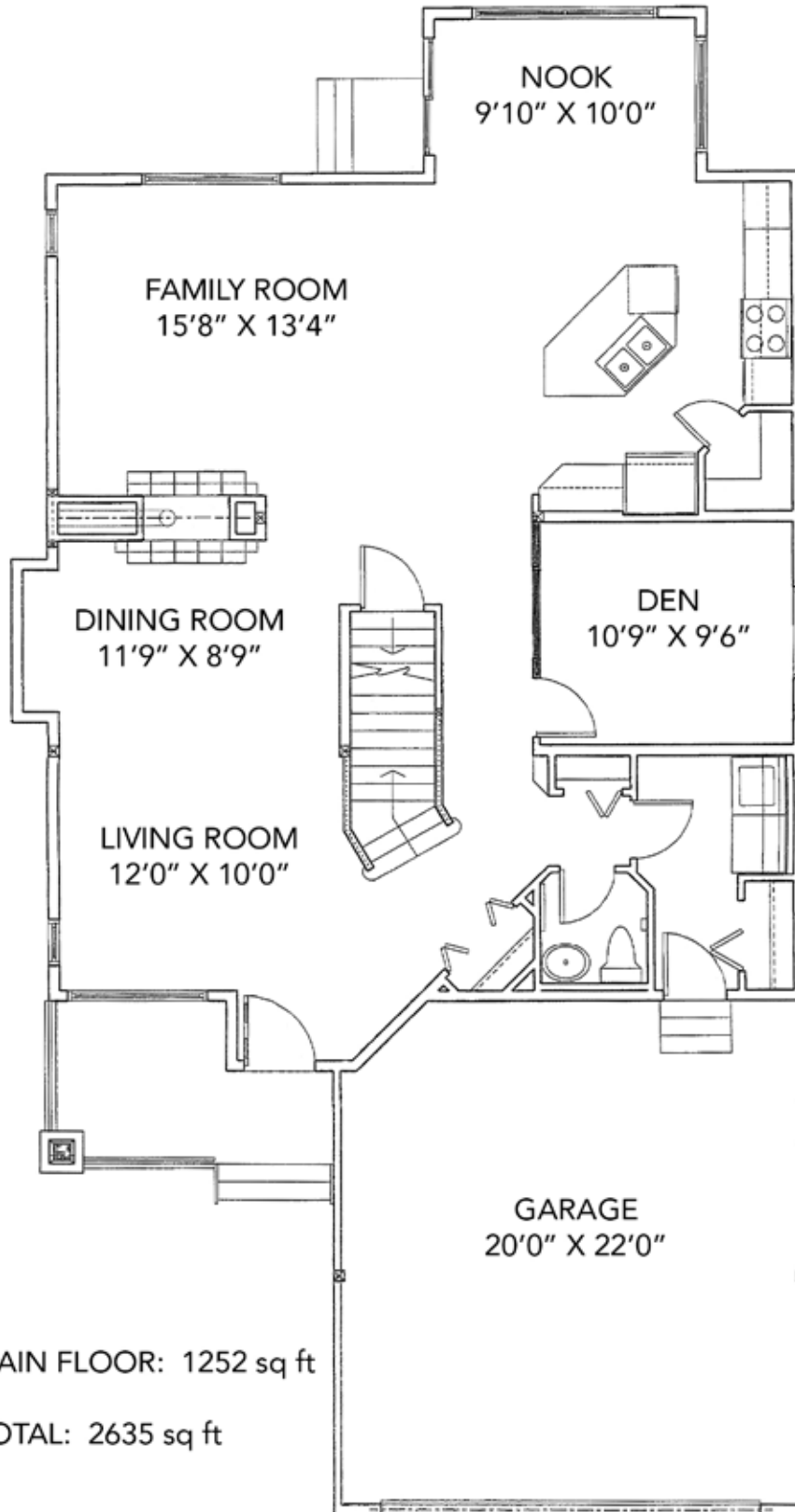
Open to the kitchen, this spacious family room is a comfortable space for guests to sit and enjoy the fire, while chatting with the chef in the adjoining island-style kitchen.



With granite counters, durable tile floors & backsplash, and plenty of storage in maple shaker cabinetry this kitchen is a perfectly practical and wonderfully stylish space for meal preparation.

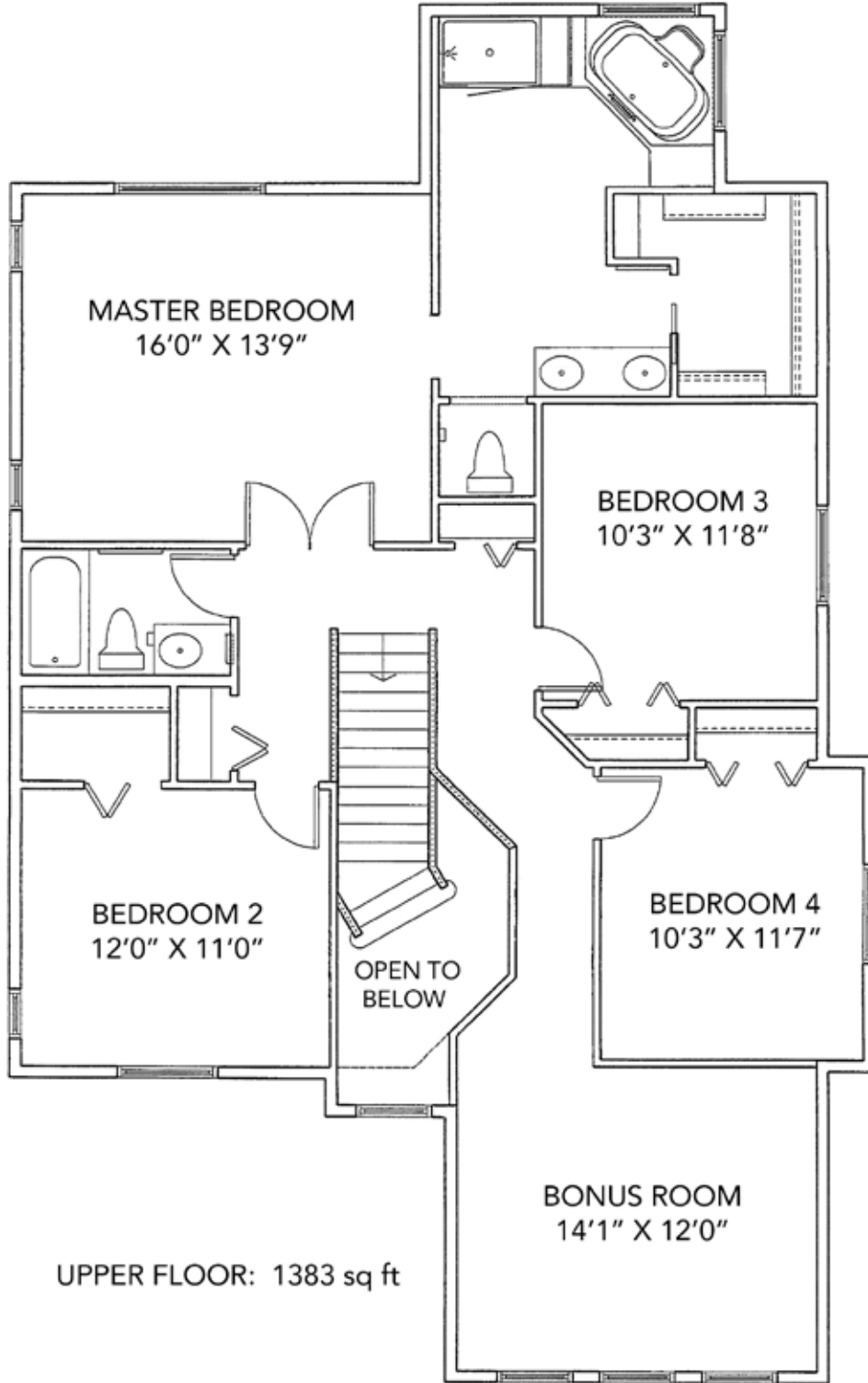


Surrounded by windows, the adjoining breakfast nook overlooks the rear yard and is a sun-soaked space for casual dining.



MAIN FLOOR: 1252 sq ft

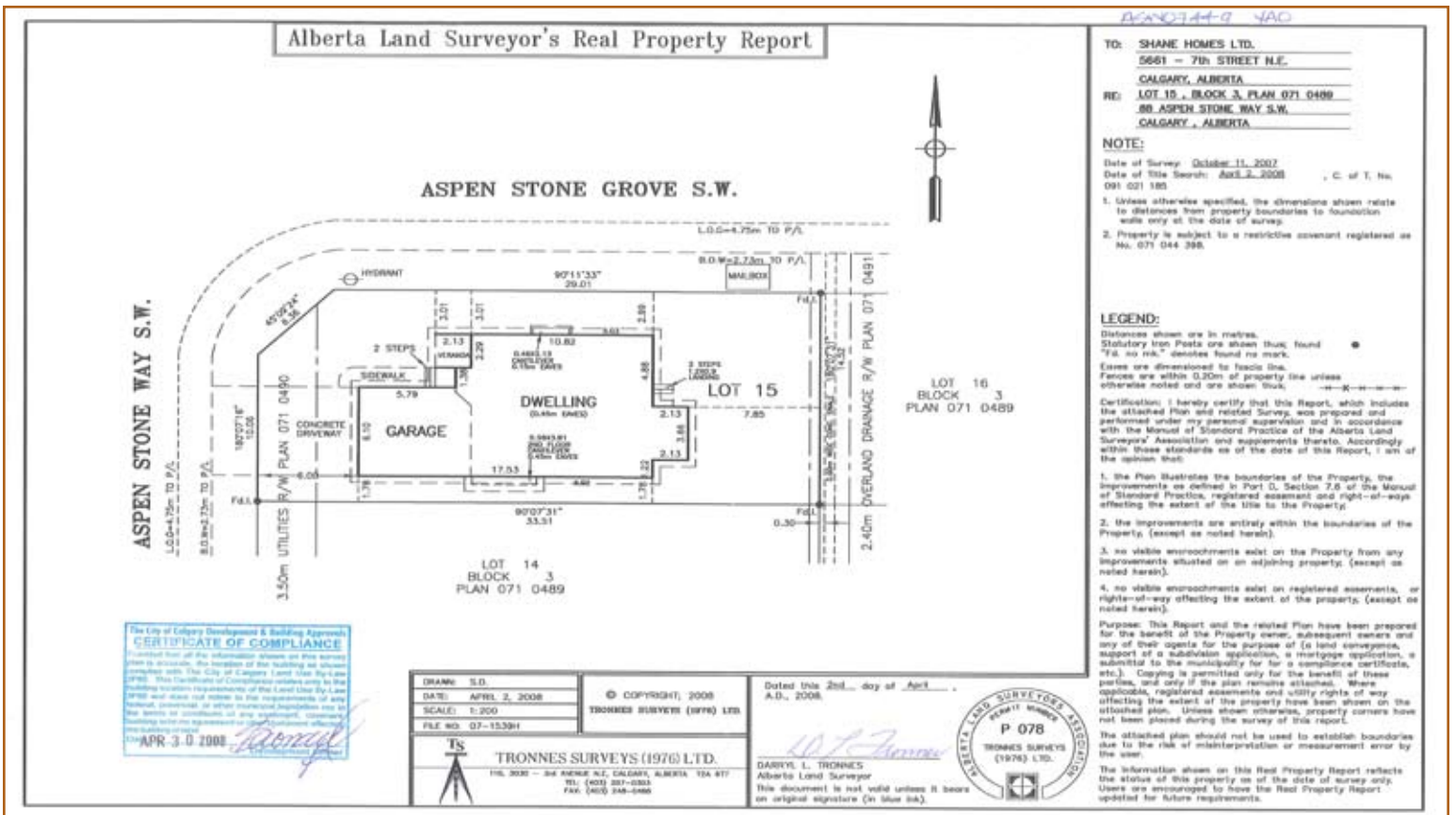
TOTAL: 2635 sq ft



UPPER FLOOR: 1383 sq ft



An upper level bonus room provides a comfortable, spacious area for casual nights in with the family!



District:	C073 – Aspen Woods		
Legal:	Plan 071489 Block 3 Lot 15	Rooms:	10/4 with Den & Bonus Room
Zoning:	R-1	Taxes:	\$3618 (2010)
Occupancy:	Seller	Year Built:	2007

Style:	2 Storey	PRICE:	\$659,000
Lot:	48' x 110' (14.52m x 33.51m)	Downpayment:	\$659,000
Size:	2635 SqFt (244.8 m2)	Front Exposure:	West
(Lower):	Undeveloped	Landscaped:	Yes
Flooring:	Carpet, tile	Fenced:	No
Heating:	Forced-Air (2)	Exterior:	Stucco, stone
Fireplace:	Yes (1) gas-fuelled	Possession Date:	30 days/negotiable

Main Level:		Upper Level:	
Living Room:	12'0" x 10'0"	Bonus Room:	14'1" x 12'0"
Dining Room:	11'9" x 8'9"	Master Bedroom:	16'0" x 13'9"
Family Room:	15'8" x 13'4"	Bedroom 2:	12'0" x 11'0"
Kitchen:	Island-style	Bedroom 3:	10'3" x 11'8"
Breakfast Nook:	9'10" x 10'0"	Bedroom 4:	10'3" x 11'7"
Den:	10'9" x 9'6"		
Bathrooms:	(3) 1 - 2 piece, 1 - 4 piece, 1 - 5 piece ensuite		
Basement:	Full: undeveloped, awaiting your future plans		
Parking:	Double attached garage with remote door access		

Included in Price:

Black kitchen appliances to include: Frigidaire gas stove with self-cleaning convection oven, Frigidaire microwave-hoodfan, Frigidaire dishwasher, Samsung fridge with freezer below and garburator; also included are all window coverings, (1) garage door opener with (2) remotes, alarm system, [white] Frigidaire front-loading washer & dryer
Rough-In for central vac

Remarks:

2635 SqFt of bright and open space await you in this 4 bedroom family home sitting atop a corner lot in Aspen Woods. From the front drive, come up to a charming West-facing front veranda. Through the door, find yourself in a welcoming foyer. To the left is a bright living room, and formal dining room with hutch niche & 2-sided gas fireplace. This fireplace is shared with the large family room which is open to an island style kitchen complete with durable tile floors, chic granite countertops, plenty of storage in maple cabinetry & corner pantry and a sunny breakfast nook. Also on the main: a spacious den, convenient powder room and separate laundry. Upstairs, enjoy casual nights at home in the large bonus room. This level is also host to 4 amply-scaled bedrooms including a spacious master suite with 5 piece ensuite and walk-in closet. The full basement remains unspoiled and awaits your future plans. All of this, walking distance to the shops & services in Aspen, close to schools, parks & playgrounds, minutes to the new 17th Avenue LRT station being constructed and a short commute to the downtown core.

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