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SAM

ASPEN WOODS

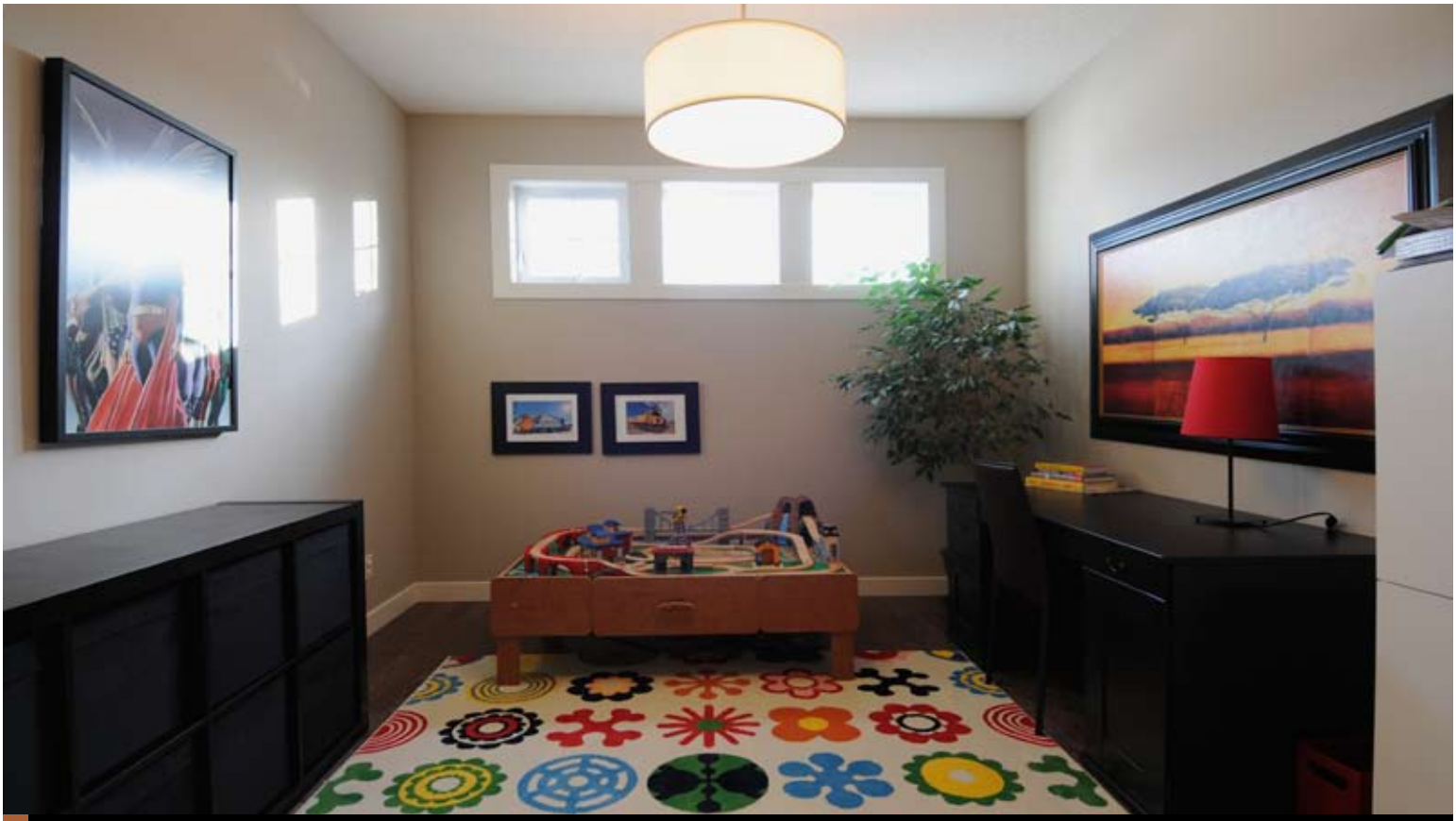
9279 14 AVENUE, SW

RE/MAX®
HOUSE OF REAL ESTATE

403 870 8811 | www.SamCorea.ca

Large south-facing windows flood this great room with natural light. Graced with beautiful hardwood flooring, a cozy gas fireplace and convenient access to the adjoining kitchen, this room is sure to be the social centre of the home.

Preparing meals for friends and family will be a joy in this beautiful kitchen which boasts granite countertops, premium stainless steel appliances and loads of storage space (including several pot drawers) in rich, espresso-coloured cabinetry.



There are so many uses for this spacious, bright flex room - set it up a home office and work from home or turn it into a formal dining room to wow your dinner guests. It also funcions as a playroom for the kids, keeping the toys out of the main living spaces.

The large master bedroom has ample space for your bedroom furniture, with room to spare for a spot to sit and read the latest bestseller. The adjoining 6-piece ensuite is perfect for two to get ready for work at the same time on busy weekday mornings.

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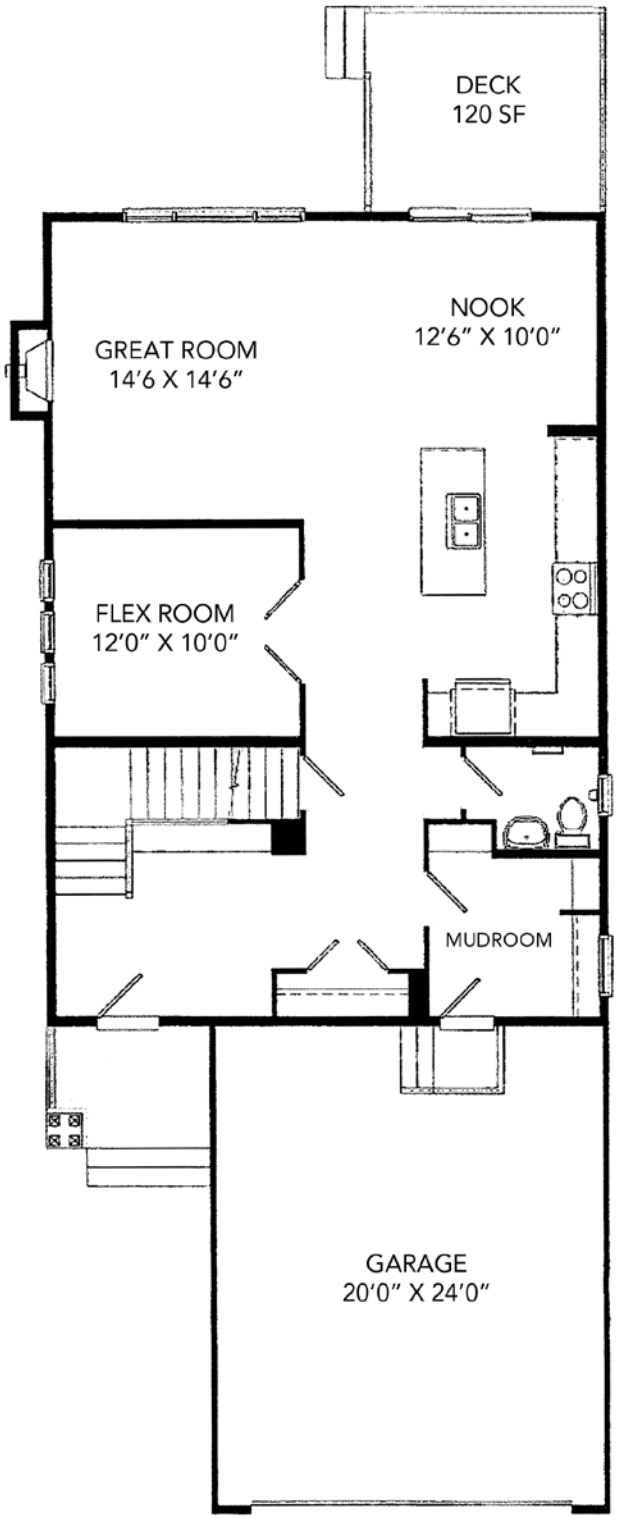

MAIN FLOOR: 1128 SF

TOTAL: 2498 SF

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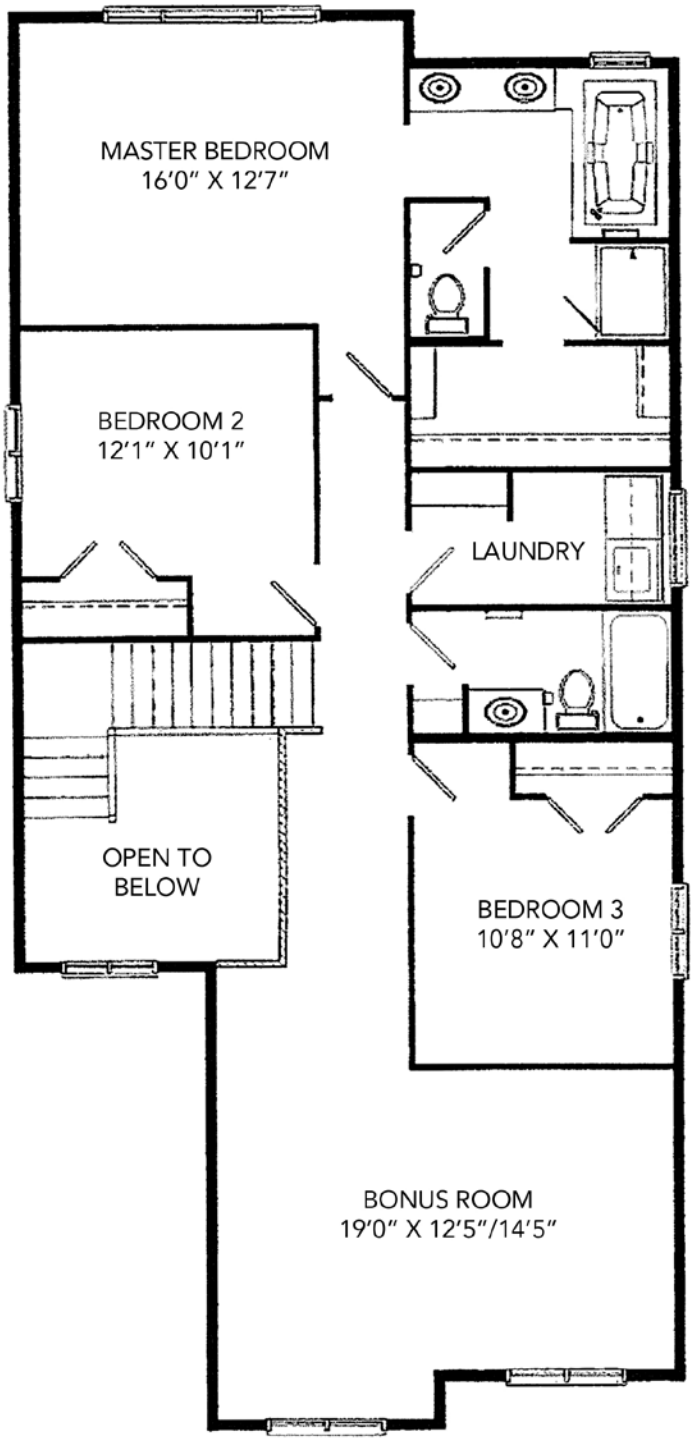

UPPER FLOOR: 1370 SF

The vaulted bonus room has large windows allowing natural light to fill the room and lots of space to set up an entertainment centre. Hosting movie nights for friends and family will be a cinch!

The large rear yard is fenced and boasts a spacious wooden deck with plenty of space for a BBQ and patio furniture. The yard sides a greenspace creating your own private outdoor oasis.

PROPERTY FEATURES			
District:	C073 – Aspen Woods	**MLS:**	C3504425
Legal:	Plan 0810351, Block 9, Lot 68	**Rooms:**	**7/3 with Flex Room**
Zoning:	R-1	**Taxes:**	$3,772 (2011)
Occupancy:	Seller	**Year Built:**	2010

Style:	2 Storey	**PRICE:**	**$675,000**
Lot:	40’ x 112’ (12.2m x 34.1m)	**Front Exposure:**	North
Size:	2498 SF (232.07 m2)	**Landscaped:**	Yes
(Lower):	Undeveloped	**Fenced:**	Yes
Flooring:	Hardwood, carpet, tile	**Exterior:**	Stucco, stone
Heating:	Forced-Air (2)	**Roof Type:**	Asphalt shingles
Fireplace:	Yes (1) gas-fuelled	**Possession Date:**	90 days/negotiable

MAIN LEVEL		UPPER LEVEL	
Flex:	12’0” x 10’0”	**Master Bedroom:**	16’0” x 12’7”
Great Room:	14’6” x 14’6”	**Bedroom 2:**	12’1” x 10’1”
Kitchen:	14’6” x 12’6”	**Bedroom 3:**	10’8” x 11’0”
Nook:	12’6” x 10’0”	**Bonus Room:**	19’0” x 14’5”
Bathrooms:	(3) 1 - Two piece, 1 - Four piece, 1 - Six piece ensuite		
Basement:	Unfinished, awaiting your future plans.		
Parking:	Double attached garage with remote door access (20’0” x 24’0”)		

INCLUDED IN PRICE

Stainless steel kitchen appliances to include: Whirlpool gas cooktop, Whirlpool SxS fridge with freezer drawer, Whirlpool built-in convection oven, Panasonic microwave, dishwasher, garburator, Faber hoodfan. Also included are all window coverings, (1) garage door opener with (2) remotes, alarm system
Excluded: drapes in boy’s room, washer & dryer, TV & wall speakers In bonus room

REMARKS

Spacious 2-storey home, with over 2400 SF of developed living space, in a wonderful location siding onto a greenspace. This home is walking distance to shopping in Aspen Landing and to schools - perfect for a growing family. As you enter you’re greeted by a spacious foyer with 2-storey ceiling and a convenient built-in bench with hidden storage. The main floor plan offers a bright great room with a wall of windows facing the large, south facing rear yard, conveniently located powder room and the open plan kitchen, which boasts a centre island, granite countertops, stainless steel appliances and loads of storage in sleek, espresso-coloured cabinetry. A bright flex room rounds out the main floor; this space is perfect for a home office or formal dining room, whichever suits your family’s needs best. The upper floor hosts a large vaulted bonus room - the ideal spot for an entertainment centre. This home boasts a convenient upper level laundry room, no more hauling loads of laundry up and down stairs! There are three bedrooms on the second floor including the master bedroom which has its own luxurious 6-piece ensuite bath. The basement remains untouched and awaits your future plans. The large rear yard is fully fenced and sides a beautiful greenspace and is a great space for the kids to play while you enjoy a beverage on the spacious wooden deck. Ideally located close to public and private schools, shopping, coffee shops, restaurants and a short commute to downtown, your family will feel right at home here at 9279 - 14 Avenue SW!

“Information concerning this premises is provided as a guideline only; independent advice concerning particular details of importance should be sought”

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A QR code is simply a barcode on steriods, designed to be read by a Smartphone. They are used for encoding information in two-dimensional space — like in magazines, on signs, buses, business cards and more. The information encoded may be text, a URL, or other data. So, how do you read one of these codes? All you need is a Smartphone with a QR reader (a cell phone with a camera that is connected to the internet). If your phone doesn't already have a QR Reader built in, there are many free QR Reader apps in you phone's App Store. Now that you know what they are, have fun with them and start scanning!