

FEATURE SHEET

45 Aspen Vista Road SW ASPEN WOODS

OVERVIEW:

- 2014 built two-storey home constructed by Crystal Creek Homes featuring over 3800sqft of total space with 4 beds, upper bonus room and 3 full and 1 half bathrooms
- Fully fenced south backing corner lot with mature trees in back and side yard provides great privacy during outdoor months
- Attached, oversized, heated triple car garage (28'11" x 23'5")
- Gemstone exterior LED lighting - color configurations can be customized and managed through the app
- Engineered hardwood flooring throughout main level and upper bonus room
- Air conditioning
- Extensive custom built-ins and trim work throughout
- Flat finish ceilings on main and partial upper floor
- Storage shed in yard
- Aspen Woods is close to many of Calgary's top-rated private schools ~ Rundle College, Webber Academy, Calgary Academy, CFIS and has excellent public and Catholic schools nearby
- Easy walkability to shopping, restaurants and excellent access to downtown Calgary, the Rocky Mountains, the new completed Stoney Trail ring road, several golf courses and recreation facilities

MAIN FLOOR (1251sqft RMS)

- Large entry with built-in window bench with drawers for storage
- Exquisite work from home office featuring extensive built-in workspace and cabinetry with solid maple countertops
- Open concept living room with focal gas fireplace flanked with custom built-ins
- Gourmet chef's kitchen hosting full height cabinetry, custom soft-close drawers, quartz countertops, large eating island and new premium appliances ~ Wolf dual fuel range(2023), Thermador refrigerator (2023), Miele dishwasher (2023), garburator (2023)
- Walk through pantry with solid surface shelving and exceptional storage space
- Sunny dining area surrounded by windows overlooking the south backyard
- Rear deck with gas hook-up, and ground level patio perfect for relaxing and enjoying the sunshine, el fresco dining or entertaining
- Elegant 2 piece powder room
- Family sized mudroom with custom millwork hosting 4 lockers and large coat closet
- Flat finish ceilings (2023)
- Engineered hardwood throughout main

UPPER LEVEL (1495 sqft RMS)

- Extraordinary upper level hosting bonus room, 3 spacious bedrooms, 2 full baths and laundry room
- Expansive primary bedroom retreat with tray ceiling detail, exceptional natural light, walk-in closet and spa-inspired ensuite hosting soaker tub, dual sinks, quartz countertops, 10mm glass shower, and private water closet
- Generous sized bedrooms 2 and 3
- Additional 4 piece bath
- Spacious laundry room featuring Maytag washer and dryer, and built-in cabinetry
- Expansive bonus room with vaulted ceiling and engineered hardwood flooring
- Plush carpet with upgraded underlay in bedrooms and upper hallway
- Flat finish ceilings throughout hallway and main bath

LOWER LEVEL (1069 sqft)

- Professionally developed lower level
- Family and recreation rooms, wired for audio (walls and ceiling), perfect for entertaining or family movie night
- Expansive bedroom 4
- Generous sized 3 piece bath
- Plush carpet with upgraded underlay in bedroom, family and recreation rooms

RECENT 2023 UPDATES

- Flat finish ceilings throughout main and part of upper level
- Air conditioning
- New premium appliances include: Wolf dual fuel range, Thermador refrigerator, Miele dishwasher, garburator, Kohler polished nickel kitchen faucet
- Forced air gas heater in triple car garage
- Gemstone exterior soffit lighting
- Nest doorbell and garage cameras
- Concrete pad for hot tub
- Light fixtures in dining area, office, pantry, mudroom, foyer, hallway, upper stairwell and upper hallway

While reasonable efforts have been made to verify the above information, it is not guaranteed and should be independently verified.

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