



Sherwood Park 25 Aspen Trails

359 Ascott CR

LP: \$429,900

SP:



ACTIVE

Type: Detached Single Family
Style: 2 Storey
Year Built: 2006
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,695.76

Listing ID#: E4109652
Bdrms Above: 3
Bdrms Total: 3
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 157.54

Meticulously cared for is the best way to describe this home. Located in the gorgeous neighbourhood of Aspen Trails sits this 1695 sqft 2 storey with 3 bedrooms, 2.5 bathrooms and a finished basement. Main floors consists of a living room, kitchen w/ EAT UP BAR, generous sized dining nook, 2pce bathroom and main floor laundry. Walk up the stairs and you find a huge bonus room with GAS FIREPLACE perfect for an entertainment room, a beautiful master with 4pce bath and WALK-IN closet, 2 good sized bedrooms, one with a walk in closet and a 4pce bathroom. Downstairs is wide open with with a roughed in bathroom and potential to add a 4th bedroom. Other notable features include A/C, HEATED 19x23 GARAGE and WHOLE HOUSE FRESHLY PAINTED.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	1	0	1	0	0
Ensuite Baths:		0	0	1	0	0
Finish Levels:	3					
Fireplace Y/N:	Y Fireplace Type: See Remarks					
Parking:	Double Garage Attached					
Garage Dim:	Prk Encl/Ttl: /					

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:			
Lowr:			
BIGd:			
Total A.G.:	157.54		1,695.76

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	M	Bedroom 3:	U
Family Room:	M	Bedroom 4:	
Den:		Breakfast Nook	M
Bonus Room:	U		

Flooring: Ceramic Tile, Hardwood, Laminate Flooring
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Influences: Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Air Conditioner, See Remarks

Goods Included: Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage heater

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: <https://lakelandridge.ca/> **Jr. High School:** <https://lakelandridge.ca/> **Sr High School:** <https://abj.eics.ab.ca/>

Condo Name:		Condo Fee Incld:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2: **Lot Shape:** Rectangular **Lot Dimen:**

Frontage: **Depth:**

Conform: **Conform Yr:**

Taxes: \$3,180.00 2016 **Front Expos:** East **Local Improve:**