

# \$1,799,000 - 151 Aspen Vista Way Sw, Calgary

MLS® #A2243177

**\$1,799,000**

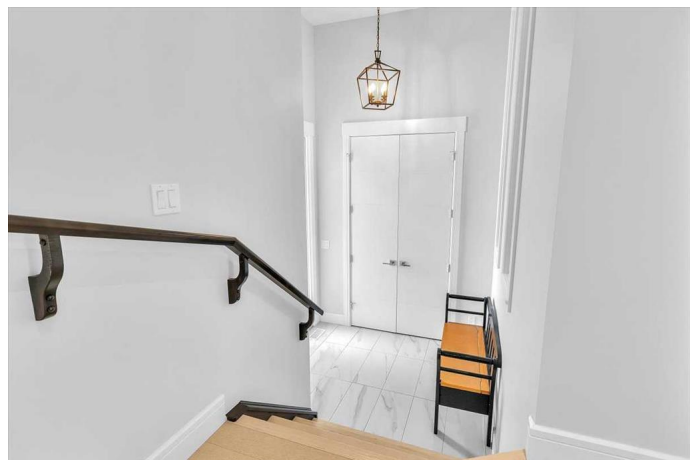
5 Bedroom, 5.00 Bathroom, 3,278 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE: SUNDAY 10 Aug 12-3.

Attention meticulous home buyers: make time in your schedule to view this 4,700 sq ft custom-built show-home-condition property in prestigious Aspen Woods for its comfort, style, and flexibility. Offering estate living on a quiet street backing onto green space, this perfectly laid-out home offers functional sophistication and desired upgrades. The main floor features a distinct office near the front, a spacious 19-foot high ceiling living room to one side, a bright dining area in the middle, and a seamlessly integrated chef's dream kitchen on the other side. The professional-grade kitchen with full-height cabinets topped by French glass doors features a Wolf-brand gas cooktop surrounded in stylish quartz countertops, a chimney hood fan, and 60-inch-wide fridge, plus a wall-mounted microwave and wall oven. The ample-sized walk-thru pantry directs you to the mudroom with more built-in cabinetry, and a windowed flex room which is currently being used as a home theatre. Stairs in the middle of the home lead to a NINE-FOOT high 2nd floor with 4 large bedrooms, 3 full bathrooms, and a tray-ceiling bonus room with large South-facing windows. The elegant primary retreat with tray ceiling has a large window facing the private green space, and a 12X16 ft ensuite with in-floor-heating, double-sink vanity divided by wide drawers, a fully glass-enclosed shower, and an elegant stand-alone tub plus a private WC. This ensuite also leads to the



laundry room with a deep sink. Two of the spacious secondary bedrooms have a Jack & Jill bathroom, while the 4th bedroom has its own full bathroom. The fully-finished in-slab heated basement with an efficient 11 ft-high insulated concrete foundation (ICF) has several large windows AND an above-ground door. The hallway from this private entrance and triple garage opens to a huge 28X16 ft recreation room with generous wet bar facilities, the 5th bedroom, 4th full bathroom, and another flex room with large window & double doors. This set up is ideal for multigenerational living. The spacious 50 ft wide backyard with full-width concrete patio is a low-maintenance, entertainment oasis featuring artificial turf, mature trees, and a stone retaining wall that backs onto an OPEN field for optimal privacy. Out front is a high ceiling HEATED TRIPLE garage with 2 parking bays finished in epoxy. Freshly painted through-out, this no-smoking, no pet premium property with top-quality finishing is close to all services and amenities, including major thoroughfares, shopping, and renowned private schools. See the virtual tour to appreciate more details of the top-notch kitchen, 8-foot high inside DOORS, and 220V outlets on each level, plus other outstanding features you expect in your grand new home.

Built in 2018

### **Essential Information**

MLS® #	A2243177
Price	\$1,799,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,278
Acres	0.13

Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	151 Aspen Vista Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y7

### **Amenities**

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Instant Hot Water
Heating	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Stone
Foundation	ICF Block

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	31
Zoning	R-G
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
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