

\$1,749,300 - 151 Aspen Vista Way Sw, Calgary

MLS® #A2243177

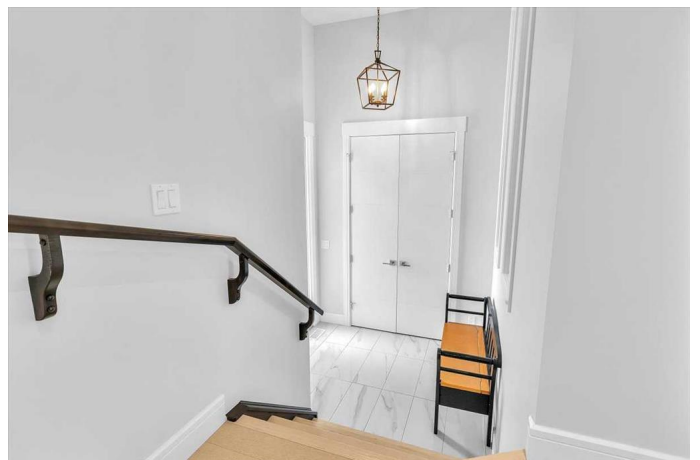
\$1,749,300

5 Bedroom, 5.00 Bathroom, 3,278 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

BEAUTIFUL HOME. BIG PRICE REDUCTION. 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	\$1,749,300
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, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Humidifier, Instant Hot Water
Heating	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

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	55
Zoning	R-G
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.