

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

MLS® #A2243177

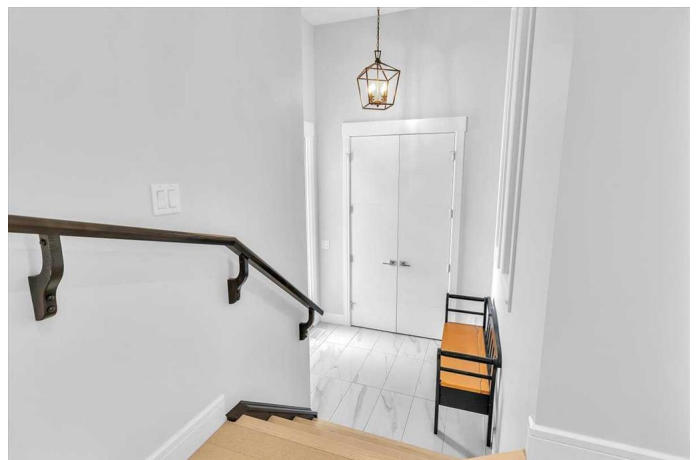
**\$1,799,000**

5 Bedroom, 5.00 Bathroom, 3,278 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

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        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Instant Hot Water, Water Softener |
| Heating           | Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Central, High Efficiency, See Remarks                                                                                 |
| 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                54  
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.