

\$1,699,700 - 63 Aspen Vista Way Sw, Calgary

MLS® #A2093210

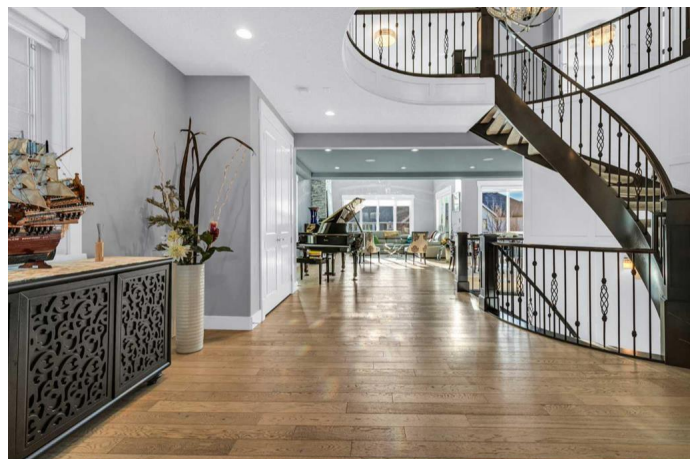
\$1,699,700

6 Bedroom, 5.00 Bathroom, 3,487 sqft

Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

You must see this fully-upgraded 4900 sq ft on-3-storeys, including professionally finished walk-out basement home on a quiet close with a pathway at the back. The spacious foyer with spiral stairs crowned with grand chandelier opens to a lounge area leading to a bright 19-ft-high south facing family room surrounded by 4 large windows plus full-height stone fireplace, and hardwood flooring. Foyer also leads to a discreet office near the front door. From the large family room at the back is an enormous dining area, and a magnificent gourmet kitchen with Thermador Professional Series Appliances, quartz countertops, and a butler's pantry preceding a short hallway to the garage. The NINE-foot-high second floor with spacious family room also features 4 bedrooms including 2 of them with full ensuites -- the primary room has its own fireplace and features heated-ensuite-flooring, extra large STEAM shower with bench, soaker tub, and 2 vanities. Further, ALL tiled areas on this level have heated flooring. The builder-developed NINE-foot-high basement offers in-flooring heating throughout (4 zones), an extra-large wet bar with dishwasher, full size fridge/freezer and built-in microwave, wine cellar with built-in wine shelves/racks, home theatre wired for projector, fitness room plus another bedroom and full bathroom. Infrastructure includes smart-home wiring throughout & speakers, water softener with a Kinetico dechlorinator and reverse osmosis system, and central air conditioning. Out front is an over-sized triple



attached garage equipped with hot/cold water and floor drain to wash your cars, while the landscaped backyard leads to a walking path. Located in one of the most prestigious communities of Calgary, Aspen Woods is home to many of the best schools including Webber Academy, Dr. Roberta Bondar School, and next to Rundle College, Ambrose University, plus Ernest Manning High School. Have a look to appreciate this estate's sophisticated beauty.

Built in 2016

Essential Information

MLS® #	A2093210
Price	\$1,699,700
Sold Price	\$1,720,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,487
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Aspen Vista Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y9

Amenities

Parking Spaces	6
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Parking	Concrete Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached
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Interior

Interior Features	Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Instant Hot Water, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Conditioner, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry, See Remarks
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Fire Pit, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Manufactured Floor Joist, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 21st, 2023
Days on Market	4
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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