

\$1,399,900 - 45 Aspen Vista Road Sw, Calgary

MLS® #A2117312

\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,746 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE CANCELLED ~ HOME IS NOW SOLD.....This spectacular estate home is located on a south backing corner lot on a quiet street in one of Calgary's most coveted communities, Aspen Woods ~ a place where luxury living meets family oriented living. Boasting over 3800 square feet of total interior space with air conditioning, 4 bedrooms, 3.5 bathrooms and a heated, oversized, triple car garage, this is the perfect home for growing families who desire both functionality and style. As you enter this immaculate home you are greeted by a bright foyer with custom built-in bench, engineered hardwood flooring, and flat finish ceilings. The main floor office hosts an expansive custom built-in work space, making it the perfect work from home retreat. The open concept living area features large windows for exceptional natural light and a gas fireplace flanked by custom built-ins. The gourmet kitchen features crisp white ceiling height cabinetry, quartz countertops and new luxury appliances ~ Wolf dual fuel range, Thermador refrigerator and Miele dishwasher. The island is perfect for hosting family and friends, while the walk-through pantry provides generous storage for all your cooking needs. The dining room hosts large windows and an adjacent garden door to access the large rear deck and patio. The family sized mudroom with custom built-in lockers and coat closet is conveniently located off the garage, making it the perfect spot to store all your outdoor gear. In the upper level,



the home boasts a large bonus room with engineered hardwood flooring, vaulted ceilings and is perfect for relaxing with the family. The primary retreat features a tray ceiling, spa-inspired ensuite with dual sinks, soaker tub, walk-in shower, private water closet and adjoining walk-in closet. Additionally on the upper level are the generously sized second and third bedrooms which share another full 4-piece bathroom and laundry room with excellent storage. The professionally finished basement features spacious recreation and family rooms, a fourth bedroom, and additional full 4 piece bathroom, perfect for a growing family or for hosting guests. This home is situated on a large sunny south backing corner lot that is fully landscaped and treed for excellent privacy during Calgary's "outdoor" months. This prime location is steps to stunning parks, walking paths, and close proximity to some of Calgary's best private and public schools. With exceptional access to shopping, downtown and the Rocky Mountains, this home truly has it all! Please see Feature Sheet in supplements for full list of features and recent updates.

Built in 2014

Essential Information

MLS® #	A2117312
Price	\$1,399,900
Sold Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,746
Acres	0.13
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Aspen Vista Road Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y8

Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	March 29th, 2024

Days on Market	2
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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