

# \$639,900 - 38 Aspen Heights Way, Innisfail

MLS® #A2248507

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,751 sqft

Residential on 0.14 Acres

Upland Aspen, Innisfail, Alberta

Welcome to this meticulously cared-for home in the desired neighbourhood of Upland Aspen. This home offers elegance, functionality, and style across all three fully finished levels. The main floor features stunning hardwood floors and an open-concept layout, centered around a beautiful kitchen with maple cabinets, quartz countertops, large island, quality appliances (reverse osmosis connected to the fridge), granite sink, & pantry – perfect for both everyday living and entertaining. Upstairs, you'll find spacious bedrooms and a luxurious primary suite with a spa-inspired ensuite. The lower level is fully finished, with a large family room or home theatre with its built-in Sonance surround sound speakers, – whatever suits your lifestyle, a bar, large bedroom, home office & 3 pc. bath finish off the lower level.

Step outside to a backyard oasis that's truly – beautiful landscaped, fully fenced, a covered heated deck as well as a hot tub, BBQ area, and lower cement patio, many areas for you to choose from for relaxing or hosting summer gatherings.

This home has had many upgrades recently, just a few to mention are new shingles (25 yr) in 2023, Canexel siding 2021, roller shades surrounding deck for privacy or to keep the weather out, ensuite and bathroom upstairs renovation in 2021, new top of the line vinyl fence. Some extras this home has are zebra



blinds as well as privacy blinds on main floor, endless curbing, 10ft high output single tube Calcan heater on deck, Arctic Spa hot tub, cement pad in front for a small RV/boat or extra parking. 10x12 shed with 120V power. Every square inch of this home from top to bottom, has been lovingly maintained and shows pride of ownership throughout. Just move in and enjoy.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248507    |
| Price          | \$639,900   |
| Sold Price     | \$630,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,751       |
| Acres          | 0.14        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 38 Aspen Heights Way |
| Subdivision | Upland Aspen         |
| City        | Innisfail            |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4G 1Y5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Quartz Counters, Recessed Lighting                          |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater, Water Softener |
| Heating           | Forced Air, In Floor                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                  |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                                             |
| Lot Description   | Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Few Trees, Street Lighting |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Composite Siding                                                                         |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 14th, 2025   |
| Date Sold      | September 8th, 2025 |
| Days on Market | 25                  |
| Zoning         | R-1B                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker OnTrack Realty |
|----------------|--------------------------------|

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