



DON'T GAMBLE WITH YOUR HOME.
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151 Aspen Vista Way SW
Calgary, Alberta

MLS # A2243177



\$1,749,300

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,278 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	Remarks -
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

Open House Saturday 27 Sept 1.30-3.30. 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.