



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**212 ASPEN MEADOWS Court, Calgary T3H 4T3**

MLS® #: **A2104500**

Area: **Aspen Woods**

Listing Date: **02/05/24**

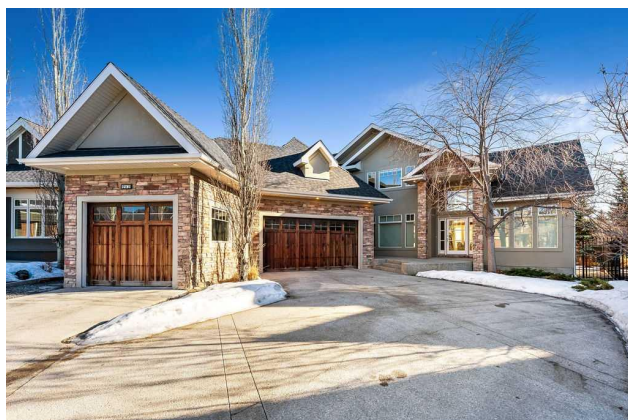
List Price: **\$2,350,000**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **11,194 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,836**  
Low Sqft:  
Ttl Sqft: **3,836**

DOM

**104**  
Layout  
Beds: **7 (5 2 )**  
Baths: **6.5 (6 1)**  
Style: **2 Storey Split**

Parking

Ttl Park: **7**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Irregular Lot,Pie Shaped Lot,See Remarks**  
Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Double Oven,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Steam Room,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`1" x 19`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`9" x 14`7"</b>
<b>Den</b>	<b>Main</b>	<b>11`0" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`4" x 19`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 20`7"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`7" x 11`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`7" x 13`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`2" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 17`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 13`3"</b>

Bedroom	Second	11`0" x 13`0"
Family Room	Basement	13`5" x 21`3"
Game Room	Basement	14`4" x 21`8"
Bedroom	Basement	13`7" x 13`9"
Storage	Basement	10`9" x 24`0"
4pc Ensuite bath	Main	8`4" x 14`4"
5pc Ensuite bath	Second	10`5" x 10`10"
4pc Ensuite bath	Second	5`0" x 8`1"

Legal/Tax/Financial

Bedroom	Second	11`0" x 13`0"
Kitchenette	Basement	8`2" x 20`0"
Media Room	Basement	13`2" x 15`5"
Bedroom	Basement	13`7" x 14`9"
2pc Bathroom	Main	6`0" x 8`7"
3pc Ensuite bath	Second	6`0" x 7`0"
4pc Ensuite bath	Second	5`0" x 9`4"
5pc Bathroom	Basement	8`1" x 8`2"

Condo Fee:  
\$68

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-1**

Legal Desc: **0610741**

Remarks

Pub Rmks: **Exceptional Aspen Woods Estate home on a large pie lot awaits new owners. This custom home impresses inside and out. Every detail has been taken care of right down to the landscaping and sprinkler system. The custom floor plan is open, and spacious with plenty of room for a large family with 7 bedrooms and 7 bathrooms. With 5 of the bedrooms having a private ensuite. As you enter the home you will appreciate the oversized entry with views into the dining area, den, and the living room with vaulted ceiling. From the living room, you flow into the top-of-the-line kitchen built for entertaining with a large kitchen island, loads of prep area, granite counters, and in the kitchen dining area. Appliances include Viking and SubZero. This forward-thinking layout includes two master bedrooms, one on the main floor and one on the 2nd level. The main floor master would be a great spot for a nanny or grandparents. The 2nd level has 3 large bedrooms and the largest master bedroom which is complete with a luxurious ensuite bathroom and steam shower. The basement level is spacious and open like the rest of the home. As you come into the basement you notice the custom woodworking that was on the main and upper floor has been continued throughout the basement as well. Custom elements include wood accents, built-ins, doors, railings, and closet organizers. The basement level includes a media room with a 92" screen and 7.1 audio, a games room perfect for a pool table, and a second family room with built-ins and TV. area, and a large bar area with lots of seating, dishwasher, wine cooler, and a beverage cooler. Two additional bedrooms are included in the basement along with loads of storage space and direct access from the garage into the basement. The parking area includes a heated triple-car garage (oversized) and room for 4 additional vehicles for guests on the driveway. Book your private showing today.**

Inclusions:  
Property Listed By: **List Available  
CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

