



THE
A-TEAM

**RE/MAX
FIRST**

47 ASPEN RIDGE Court, Calgary T3H 0P2

MLS®#: **A2105046**

Area: **Aspen Woods**

Listing Date: **02/01/24**

List Price: **\$2,799,888**

Status: **Active**

County: **Calgary**

Change: **-\$189k, 07-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **4,074**

Low Sqft:

Ttl Sqft: **4,074**

Lot Information

Lot Sz Ar: **8,815 sqft**

Lot Shape:

DOM

108

Layout

Beds: **6 (4 2)**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Underground Sprinklers,Yard Lights,Private,Secluded,Treed,Views

Park Feat:

Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,Side By Side Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**

Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,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>
Living Room	Main	18`5" x 16`10"	Kitchen	Main	21`0" x 18`11"
Pantry	Main	7`7" x 7`4"	Family Room	Main	14`11" x 11`5"
Dining Room	Main	15`10" x 12`1"	Pantry	Main	5`11" x 5`8"
Foyer	Main	10`0" x 9`0"	Office	Main	18`5" x 10`10"
Mud Room	Main	14`7" x 7`4"	2pc Bathroom	Main	5`11" x 5`8"
Bedroom - Primary	Upper	19`10" x 14`5"	Walk-In Closet	Upper	17`10" x 7`3"
5pc Ensuite bath	Upper	17`6" x 9`5"	Bedroom	Upper	13`11" x 13`4"
3pc Ensuite bath	Upper	8`4" x 7`8"	Bedroom	Upper	13`0" x 11`11"

3pc Ensuite bath	Upper	8`7" x 4`10"	Bedroom	Upper	18`5" x 10`8"
3pc Ensuite bath	Upper	7`5" x 4`10"	Laundry	Upper	11`6" x 6`9"
Family Room	Lower	14`11" x 11`4"	Game Room	Lower	23`6" x 14`4"
Bedroom	Lower	17`9" x 10`5"	Bedroom	Lower	12`3" x 10`9"
Walk-In Closet	Lower	7`0" x 4`1"	Media Room	Lower	19`11" x 11`9"
3pc Bathroom	Lower	8`11" x 8`8"	Furnace/Utility Room	Lower	9`9" x 8`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **0815261**

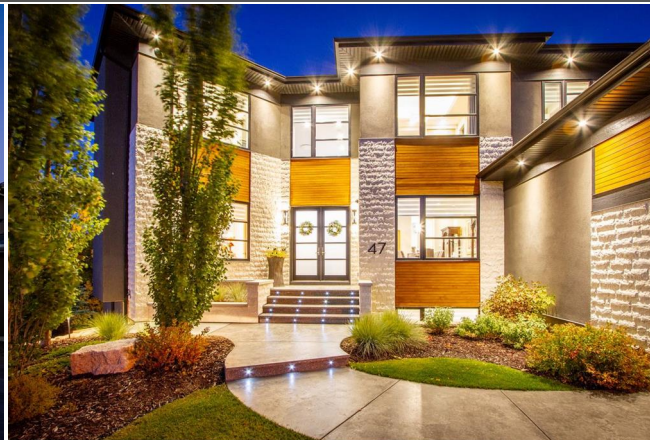
Remarks

Pub Rmks: **If you have been waiting for a truly spectacular home in a stunning location in Aspen Estates, then this is the one you must see! Nestled on a huge lot at the end of a quiet cul-de-sac, backing into the most beautiful Aspen trees and walking paths in the area, you will love the peace and privacy of the special yard and location. This artfully crafted home is the perfect balance of style and function and was crafted with precise attention to detail. A total of 6 bedrooms, 6 bathrooms, and more than 6000 SQFT, of highly appointed and practical finishings that will embrace your family and WOW when you entertain. The main floor welcomes with a gracious front entry, formal dining room, office, spacious living room open to your dream kitchen with Wolf and Subzero appliances, a cozy family room, huge mudroom and pantry, and a one of a kind spiral staircase. Bright natural light flows through every room. There are 4 bedrooms up, each with their own ensuite, including a master suite and ensuite that is equipped to surpass any wish, and a dream laundry area with dual washers and dryers. The bright walkout lower level has heated floors, 2 bedrooms (one currently used as a dedicated fitness area), full bath with steam shower, surround sound media room, and a recreation room/games area built for fun. The oversized double heated garage has built-in storage and fits 3 vehicles with the car lift. Multiple outdoor living spaces, including a rear deck with cozy fireplace and radiant heater, amazing outdoor patio with Zen-inducing water feature tucked into the trees, central A/C, and more features than can be listed. Every element in every room is truly 'just right'. This one must be viewed to be appreciated!**

Inclusions: **2nd dishwasher, 2nd microwave, 2nd washer, 2nd dryer, 2 bar fridges (3 total, master, butler pantry, wet bar), 2 garage door openers plus 2 remotes, 2nd A/C unit, all wall mounted TV's and wall mounts, all A/V equipment, wall and ceiling speakers, radiant heater on upper deck, car lift in garage, freezer in pantry, TRX ceiling mount, pool table and accessories**

Property Listed By: **RE/MAX Realty Professionals**

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

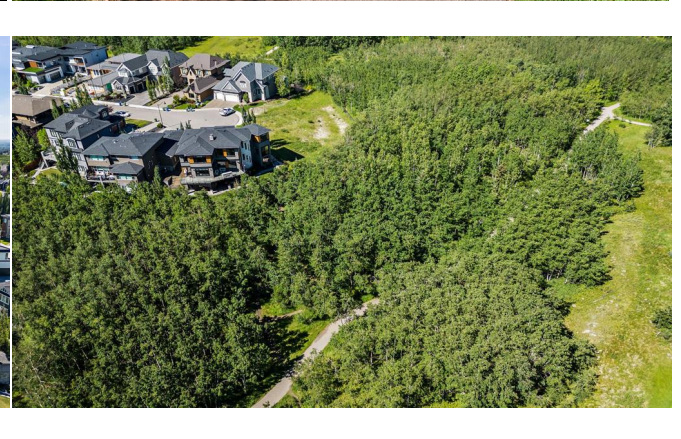
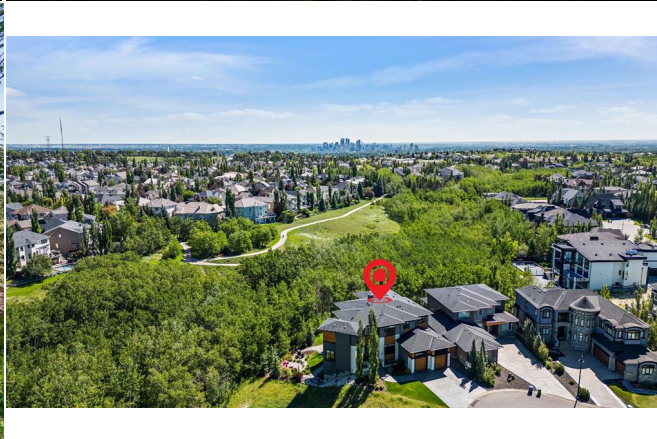












MEAN LEVEL (MGL) - 100.00' / 100.00' m2
UPPER LEVEL (UGL) - 200.00' / 200.00' m2
TOTAL ABOVE GRADE REM. QTY - 407.30 sq ft / 379.48 m2

BASINMENT DEVELOPED AREA (BCL) - 794.79' sq ft / 188.67 m2
BASINMENT UNDEVELOPED AREA (BCL) - 220.27' sq ft / 20.46 m2
TOTAL AG/BC AREA - 1015.06 sq ft / 94.62 m2

DATE COMPLETED JULY 26, 2023
PROPERTY TYPE: DETACHED
KUTVIN THYSGEN / REMAX REALTY PROFESSIONALS (AB) / REMAX INVERMORE (BC)



The Schematic Drawing shows the following depending on the style of property:
 *For Attached Properties and Condominiums: Represented above are Interior Measurements in accordance with Principle 4 of the RPS¹
 *Detached Properties: The measurements represented above are Exterior Foundation Surface Measurements in accordance with Principle 3 of the RPS²

RMS MEASURING | FLOOR PLANS | PHOTOS | VIDEOS | AERIAL | MATTERPORT 3D | RENDERINGS | VIRTUAL STAGING

1. The RPS is a document that sets forth the standards for the Real Estate Measurement Service. It is a document that is updated periodically and is available to all members of the RPS. The RPS is a document that is updated periodically and is available to all members of the RPS. The RPS is a document that is updated periodically and is available to all members of the RPS.

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