



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 ASPEN RIDGE Lane, Calgary T3H 5H9**

MLS®#: **A2110704**

Area: **Aspen Woods**

Listing Date: **02/29/24**

List Price: **\$1,688,000**

Status: **Active**

County: **Calgary**

Change: **-\$61k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**

Lot Information

Lot Sz Ar: **9,386 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,529**  
Low Sqft:  
Ttl Sqft: **3,529**

DOM

**77**

Layout

Beds: **7 (4 3 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Rectangular Lot**  
Park Feat: **Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Recessed Lighting,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`5" x 5`0"	5pc Ensuite bath	Main	13`7" x 11`10"
Breakfast Nook	Main	8`0" x 14`0"	Dining Room	Main	17`8" x 12`1"
Family Room	Main	14`10" x 14`3"	Foyer	Main	7`0" x 7`0"
Eat in Kitchen	Main	15`10" x 17`8"	Living Room	Main	16`4" x 17`9"
Office	Main	13`8" x 12`0"	Bedroom - Primary	Main	16`0" x 15`6"
4pc Ensuite bath	Upper	5`0" x 9`10"	4pc Ensuite bath	Upper	11`9" x 5`1"
Bedroom	Upper	12`8" x 14`1"	Bedroom	Upper	16`10" x 11`11"

Bedroom - Primary	Upper	12`11" x 17`4"	4pc Bathroom	Basement	12`5" x 9`8"
Other	Basement	7`8" x 12`11"	Other	Basement	8`0" x 15`8"
Bedroom	Basement	23`1" x 9`10"	Bedroom	Basement	12`11" x 15`8"
Laundry	Main	8`0" x 12`0"	Game Room	Basement	15`6" x 34`9"
Storage	Basement	10`1" x 9`9"	Storage	Basement	3`8" x 11`0"
Bedroom	Basement	15`5" x 15`1"	Furnace/Utility Room	Basement	8`8" x 15`8"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$167</b>	<b>Fee Simple</b>	<b>R-1</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc:	0010248	Remarks
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Pub Rmks:	<p><b>Experience the epitome of luxury living in this former show home located in Aspen Estates. This executive residence nestled in a serene cul-de-sa showcases impeccable craftsmanship and attention to detail. As you step into the grand foyer with travertine floors and stunning granite inlays, the 20 ft ceilings adorned with intricate crown moldings and archways create a truly elegant entrance that sets the tone for the rest of the home. Every room in this opulent abode exudes a sense of grandeur, showcasing high-end workmanship and exquisite finishes. Sunlight floods through the expansive windows, filling the space with natural light. The formal dining room boasts coffered ceilings, providing an ideal setting for hosting elegant dinner parties. The gourmet kitchen is a chef's dream, featuring California washed cabinetry, granite countertops, and top-of-the-line appliances including a Wolf cooktop, built-in oven and microwave, and Sub-Zero fridge. With a corner pantry, large center island, and ample cabinet space, this kitchen is perfect for both cooking and entertaining. Adjacent to the kitchen is the family room, complete with a cozy fireplace, and a breakfast nook, creating the perfect combination of comfort and functionality. The main floor also offers a bedroom, which can be conveniently utilized as a private space for elderly parents. This bedroom features a fireplace, a custom walk-in closet, and a breathtaking ensuite with a jetted soaker tub and a glassed-in shower. Additionally, an office is tucked away by the front entrance, providing a quiet space for work or study. The upper level of the home boasts three additional bedrooms, each showcasing its own unique charm. One of the bedrooms includes a private 3-piece ensuite, while the other two share a Jack and Jill 4-piece bathroom. The basement of this home is designed for entertainment, featuring a media room with a built-in entertainment center, a wine cellar with wrought iron gates, a wet bar with a built-in fridge, and a versatile fitness room that can also be used as a bedroom. Two more bedrooms, provide additional living space, and ample storage and a cold room cater to your organizational needs. Parking is a breeze with the triple attached garage, ensuring plenty of space for your vehicles. Step outside to the private and beautifully landscaped yard, complete with underground sprinklers to maintain its pristine appearance. With no neighbors behind, you can enjoy ultimate privacy in your outdoor oasis. The community offers numerous walking paths, allowing you to maintain an active lifestyle while exploring the breathtaking surroundings. Convenience is key, as this home provides excellent accessibility to downtown, LRT, schools, amenities, and the mountains. Aspen Estates is renowned for being home to some of Calgary's most prestigious schools, including Webber Academy, Rundle College, Ambrose University, Dr. Roberta Bondar Elementary, Ernest Manning High School.</b></p>
Inclusions:	None
Property Listed By:	eXp Realty

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



















