



THE
A-TEAM

**RE/MAX
FIRST**

210 ASPEN STONE Way, Calgary T3H 0Z4

MLS® #: **A2120836** Area: **Aspen Woods** Listing Date: **04/07/24** List Price: **\$1,120,000**
Status: **Active** County: **Calgary** Change: **-\$30k, 04-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,197 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,401**
Low Sqft:
Ttl Sqft: **2,401**

DOM

43
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Granite,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`1" x 4`11"	Dining Room	Main	11`11" x 13`9"
Foyer	Main	9`9" x 5`6"	Kitchen	Main	15`7" x 15`5"
Living Room	Main	16`5" x 15`8"	Mud Room	Main	6`5" x 7`10"
Office	Main	8`9" x 7`3"	4pc Bathroom	Upper	7`6" x 9`4"
5pc Ensuite bath	Upper	13`1" x 12`3"	Bedroom	Upper	9`8" x 13`3"
Bedroom	Upper	13`1" x 9`8"	Bedroom - Primary	Upper	13`8" x 15`5"

Loft	Upper	17`0" x 13`3"	Laundry Legal/Tax/Financial	Upper	7`5" x 5`7"
Title: Fee Simple		Zoning: R-1s			
Legal Desc:		1410354		Remarks	
Pub Rmks:		Welcome to this immaculate one-owner home in the prestigious Aspen Woods neighborhood. Boasting over 2400 sq. ft. of living space, this is a meticulously maintained, NON-SMOKING, NO PETS, home offering a perfect blend of luxury and comfort for the discerning homeowner. As you step inside, you'll be greeted by a spacious main level featuring a thoughtfully designed layout, gleaming hardwood flooring and soaring 9 ft ceilings. The heart of the home is the well-appointed kitchen, complete with modern appliances, ample cabinetry, and a central island—perfect for meal preparation and entertaining guests. Adjacent to the kitchen is a large dining room and cozy living area, ideal for relaxing evenings with family and friends. The main floor office provides a quiet retreat for work or study, while the mudroom offers convenient storage for outdoor gear and accessories. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a luxurious 5 pc ensuite bathroom and walk-in closet. A bonus room adds versatility to the upper level, providing additional space for recreation or relaxation. Convenience is key with the upper-level laundry, making chores a breeze. The unfinished basement offers potential for future customization and expansion, tailored to suit your unique needs and preferences. For your family's safety and comfort, alarm system, Water Softener/Water filtration system- Kinetico, Automatic 5 zone water sprinkler system. Situated in the sought-after Aspen Woods community, residents enjoy proximity to top-rated schools like Webber Academy, Rundle College, Ambrose University, and just a short walk away, is Dr Roberta Bondar Elementary School. Parks, shopping, dining, recreational amenities, and 3 top tier golf and country clubs line the area. With its pristine condition, desirable features, and prime location, this exceptional home presents an unparalleled opportunity for luxury living in Calgary's West End. Don't miss out on your chance to make this stunning property your own - schedule your private showing today!			
Inclusions:		Alarm - Supreme Security			
Property Listed By:		eXp Realty			

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











