



THE
A-TEAM

**RE/MAX
FIRST**

19 ASPEN MEADOWS Manor, Calgary T3E 5Z7

MLS®#: **A2130918** Area: **Aspen Woods** Listing Date: **05/09/24** List Price: **\$1,729,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **7,244 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,139**
 Low Sqft:
 Ttl Sqft: **3,139**

DOM

52
Layout
 Beds: **5 (4 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Playground,Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave**
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Storage,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`11" x 5`9"
Dining Room	Main	10`9" x 16`0"
Breakfast Nook	Main	12`0" x 13`11"
Laundry	Main	14`8" x 12`2"
Bedroom	Upper	10`11" x 12`7"
Bedroom - Primary	Upper	13`0" x 18`2"

Room	Level	Dimensions
Office	Main	13`5" x 9`11"
Living Room	Main	18`0" x 16`8"
Kitchen	Main	15`6" x 15`5"
Bedroom	Upper	10`11" x 11`5"
Bedroom	Upper	12`0" x 12`0"
Bedroom	Basement	12`7" x 13`7"

Family Room
2pc Bathroom
5pc Ensuite bath
3pc Bathroom

Basement
Main
Upper
Basement

17` 11" x 18` 5"

Family Room
4pc Bathroom
5pc Ensuite bath
4pc Ensuite bath

Upper
Upper
Upper
Basement

12` 6" x 14` 5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0612571

Remarks

Pub Rmks:

****OPEN HOUSE: 2-4 PM SAT June 29, 2024.** Welcome to your new estate home located on Aspen Ridge in the wonderful family community of Aspen Woods. This walkout home is situated on a large lot and features over 4500 sqft of total living quarters with luxury craftsmanship and woodworking finishes throughout your new home. Your estate home offers 5 bedrooms, 5 full baths and 1 half baths with 3 master suites and an amazing open floor plan with a sunny south backyard. Upon entering this luxury home, you will find a grand entrance leading to a spacious office, formal dining room. vaulted ceiling in the living room. Chef's dream kitchen loaded with ceiling height cabinets, granite countertops. Walkthrough pantry and a mudroom/laundry room with a sink and 2 piece bath finished the main level. Master bedroom boasts a spa-like ensuite with cast iron claw-foot tub & steam shower. huge walk-in closet with skylights. The second bedroom comes with an ensuite as well. 2 more great sized bedrooms with a shared full bathroom complete the upper level. The south facing lower level walkout is fully finished with heated floor throughout, an additional master suite featuring an ensuite. Completing the walkout is a jaym, wet bar, and a large recreation room leading out to your backyard patio. Many recent upgrades such as 2 new furnaces and an in-floor heating boiler in 2020. Upgraded underground sprinkler system. This home is within walking distance to Rundle, Webber, LRT, and shopping, along with amazing nature paths throughout the community with only 15 minutes to downtown and 45 to the mountains...this home is a must see to be appreciated.**

Inclusions:
Property Listed By:

none
Homecare Realty Ltd.

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







