



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 ASPEN RIDGE Lane, Calgary T3H5H9**

MLS®#: **A2146389**      Area: **Aspen Woods**      Listing Date: **07/03/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Calgary**  
 Year Built: **0**  
Lot Information  
 Lot Sz Ar: **8,799 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**202**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$2,000**      Title: **Fee Simple**      Zoning: **R-1**  
 Fee Freq: **Annually**

Legal Desc: **0010248**

Remarks

Pub Rmks: **Welcome to 10 Aspen Ridge Lane SW, Calgary - an exceptional opportunity to own a piece of paradise in the sought out community of Aspen Estates. This vacant lot, boasting over 8,000 sq ft, provides the perfect canvas for your dream home, offering ample space for a large residence and spacious backyard. Located close to**

**top schools such as Webber Academy, Rundle College, and other prestigious institutions, this lot ensures an excellent educational environment for your family. It also offers easy access to downtown Calgary and the mountains; combining convenience with tranquility. The future home on this lot will be crafted with luxury custom home builder Vaastu Homes Inc. We have designed two plans which are ready for construction, or you have the unique opportunity to design your very own plan for this lot tailored to your needs. We are here to ensure your new home perfectly complements the beautiful surroundings and everything you! All finishings can be customized to match any buyer's dream home, allowing you to create a space that truly reflects your style and preferences.**

Inclusions:

Property Listed By:

**Call seller directly**

**Honestdoor Inc.**

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