

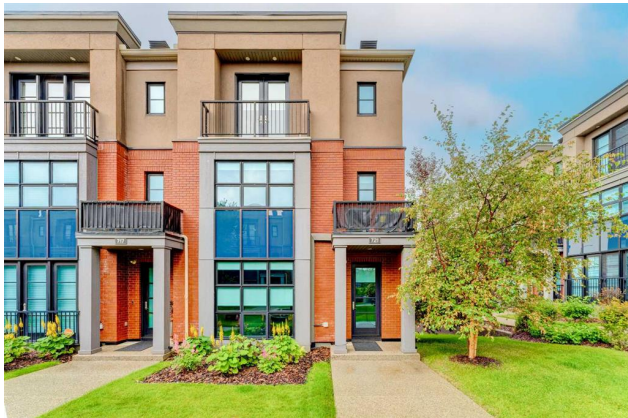


THE
A-TEAM

**RE/MAX
FIRST**

721 ASPEN MEADOWS HILL, Calgary T3H 0G4

MLS®#: **A2155496** Area: **Aspen Woods** Listing Date: **08/12/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **-\$90k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **1,958 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,238**
 Low Sqft:
 Ttl Sqft: **3,238**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Other**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	12`0" x 6`0"
Kitchen	Main	14`0" x 11`6"
Family Room	Main	17`4" x 13`0"
Bedroom - Primary	Second	18`10" x 14`4"
5pc Ensuite bath	Second	19`0" x 7`10"
Bedroom	Second	14`8" x 12`6"

Room	Level	Dimensions
Living Room	Main	14`0" x 12`10"
Dining Room	Main	11`6" x 10`10"
2pc Bathroom	Main	6`2" x 5`4"
Walk-In Closet	Second	10`8" x 6`4"
Balcony	Second	10`2" x 5`0"
4pc Ensuite bath	Second	10`0" x 5`8"

Laundry
3pc Bathroom
Other

Second
Third
Basement

7`8" x 6`2"
12`6" x 6`8"
16`8" x 10`8"

Bedroom
Game Room
Furnace/Utility Room

Third
Third
Basement

14`8" x 14`2"
23`2" x 19`8"
11`0" x 5`10"

Legal/Tax/Financial

Condo Fee:
\$1,180

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: 0813072

Remarks

Pub Rmks: **3 BEDROOMS | 3 1/2 BATHROOMS | 3,238 SQ FT | CORNER TOWNHOME | DOUBLE ATTACHED HEATED GARAGE | ELEVATOR | Welcome to this stunning well-kept corner townhome with private elevator and over 3,200 sq ft of living space over three floors. This home features ash hardwood floors throughout, wide open staircases, large windows and numerous upgrades. Upon entering the main entrance, you will be greeted by a spacious foyer leading into the the bright living room and feature gas fire place surrounded by custom built-ins. The stunning kitchen with high ceilings and open-concept floor plan is the perfect area for entertaining with a central large marble island with seating, custom floor to ceiling cabinetry, WOLF gas range, Sub Zero Fridge and ASKO microwave. Enjoy the attached dining area and family room as well as the outdoor covered deck with bbq gas line and outdoor speakers for enjoying with friends and family. A convenient powder room completes this level. As you make your way upstairs you will be greeted by the spacious master retreat with luxurious 5-piece ensuite with standalone soaker tub, large fully tiled shower with bench seat, dual vanity and spacious walk in closet. Enjoy your own private south facing balcony off the bedroom. The second spacious master bedroom features a 4-piece ensuite and large windows opening onto the courtyard. Enjoy the convenience of the well-planned laundry on this level. The third floor loft features a bright versatile space for a family room, games room and/or office. Featuring a custom brick wall, large windows, wet bar with new Subzero wine fridge and bar fridge, and Juliet balcony, this area has it all! This level also boasts a spacious bedroom with feature brick wall and large window overlooking the courtyard as well as a 3-piece bathroom. Take the elevator directly down to the basement where you will find a custom dog wash, plumbing for an additional washer/dryer and access to your double attached heated garage with full insulation and epoxy flooring. This home also includes a sound system with controls and speakers in each room and all televisions are included and wired into sound system. Recent upgrades include a new hot water tank and water softener (2024), replaced central ac unit (2023) and furnace (2022). This spacious bright home includes it all and is ready for you to call it home today! Book your showing and be impressed!**

Inclusions:
Property Listed By: **2x Central Air Conditioner, Outdoor Speakers, Sound System, Garage Heater RE/MAX First**

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