



THE A-TEAM

RE/MAX FIRST

159 ASPEN MEADOWS Place, Calgary T3H 4T2

MLS@#: A2157032 Area: Aspen Woods Listing Date: 08/15/24 List Price: \$1,875,000
Status: Active County: Calgary Change: -\$75k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2002
Lot Information
Lot Sz Ar: 9,752 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,858
Low Sqft:
Ttl Sqft: 2,858

DOM
34
Layout
Beds: 3 (1 2 )
Baths: 2.5 (2 1)
Style: Bungalow
Parking
Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Back Yard,Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Treed
Park Feat: Aggregate,Heated Garage,Insulated,Oversized,Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler,Central,In Floor,Natural Gas
Sewer:
Ext Feat: BBQ gas line,Lighting
Construction: Concrete,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings
Int Feat: Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Skylight(s),Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Dining Room, etc.

|                             |                 |                       |                      |                 |                       |
|-----------------------------|-----------------|-----------------------|----------------------|-----------------|-----------------------|
| <b>Bedroom</b>              | <b>Basement</b> | <b>13`3" x 13`8"</b>  | <b>Family Room</b>   | <b>Basement</b> | <b>15`5" x 25`4"</b>  |
| <b>Media Room</b>           | <b>Basement</b> | <b>13`2" x 15`11"</b> | <b>Exercise Room</b> | <b>Basement</b> | <b>12`10" x 13`3"</b> |
| <b>Other</b>                | <b>Basement</b> | <b>7`0" x 11`0"</b>   | <b>Wine Cellar</b>   | <b>Basement</b> | <b>11`0" x 13`3"</b>  |
| <b>Entrance</b>             | <b>Basement</b> | <b>10`3" x 15`3"</b>  | <b>Mud Room</b>      | <b>Basement</b> | <b>6`3" x 7`0"</b>    |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>7`9" x 25`0"</b>   | <b>2pc Bathroom</b>  | <b>Main</b>     | <b>4`11" x 5`10"</b>  |
| <b>5pc Ensuite bath</b>     | <b>Main</b>     | <b>13`9" x 16`9"</b>  | <b>5pc Bathroom</b>  | <b>Basement</b> | <b>9`3" x 13`3"</b>   |

Legal/Tax/Financial

|              |                   |            |
|--------------|-------------------|------------|
| Condo Fee:   | Title:            | Zoning:    |
| <b>\$700</b> | <b>Fee Simple</b> | <b>R-1</b> |
|              | Fee Freq:         |            |
|              | <b>Annually</b>   |            |

Legal Desc: **0013303**

Remarks

Pub Rmks: **Welcome to an exquisite retreat nestled in the coveted enclave of Aspen Estates, presenting a rare walkout bungalow crafted with entertaining and luxurious living in mind. This architectural marvel spans an impressive 5768 square feet of total living space and exudes modern elegance with bespoke features throughout. Step inside to discover an open-plan sanctuary adorned with coffered ceilings that dance overhead while natural light floods the space through grand windows. The heart of the home beats in the chef's dream kitchen, organized around a grand island, ideal for gatherings. Here, culinary prowess is inspired by top-notch amenities, including a gas cooktop stove and a discreet butler's pantry, perfect for keeping your secret recipes away from prying eyes. The living area, a true show-stopper, features a floor-to-ceiling, double-sided fireplace that ensures no conversation ever gets cold. The dining room comes equipped with custom built-ins, ready to display your finest vintages or cherished collectibles. Relaxation and tranquility define the large primary bedroom, complete with double walk-in closets and a spa-like 5-piece ensuite, offering a serene escape with its soaker tub and oversized shower. Dual sinks add convenience to luxury, ensuring mornings are as smooth as the home's design. For those who revel in entertainment, the lower level will not disappoint. A sprawling family room/rec room boasts a second fireplace and a wet bar, adjacent to a full-scale theatre room for nights when Hollywood is called home. A wine room, hobby/fitness room, and two additional bedrooms ensure space and enjoyment for every family member. Step outside from the walkout basement to a screened patio area, an inviting backdrop for al fresco leisure, overlooking a meticulously landscaped yard. Other notable features include a dog spa, heated basement slab heating, central air conditioning, and a triple heated garage with epoxy flooring, reinforcing that no detail has been overlooked in crafting this former show home. Located just minutes from urban conveniences like shopping, schools, and leisure facilities, and with swift access to mountain escapes, this property isn't just a home, it's your gateway to a privileged lifestyle. Escape to paradise daily in this unsurpassed residency that awaits your arrival. Let the luxury envelop you and start creating memories in this unparalleled abode. Home shows extremely well with pride of ownership!**

Inclusions: **Three Media Chairs**  
Property Listed By: **RE/MAX Landan Real Estate**

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