



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**94 ASPEN HILLS Way, Calgary T3H 0G7**

MLS®#: **A2157915**      Area: **Aspen Woods**      Listing Date: **08/15/24**      List Price: **\$1,240,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **4,370 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,513**  
 Low Sqft:  
 Ttl Sqft: **2,513**

DOM

**34**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Lawn,No Neighbours Behind,Private,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

Construction: **Stucco**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **No Smoking Home,Soaking Tub,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`0" x 13`2"
Living Room	Main	14`7" x 14`6"
Laundry	Main	8`11" x 8`9"
Bedroom	Second	11`3" x 13`3"
Bedroom - Primary	Second	15`6" x 16`5"
4pc Bathroom	Second	5`6" x 8`5"
Bedroom	Lower	13`10" x 10`0"

Room	Level	Dimensions
Kitchen	Main	15`2" x 9`6"
Office	Main	8`9" x 9`2"
2pc Bathroom	Main	4`11" x 5`0"
Bedroom	Second	11`3" x 10`6"
Bonus Room	Second	17`5" x 15`9"
5pc Ensuite bath	Second	12`11" x 9`6"
Bedroom	Lower	13`10" x 11`7"

**Game Room**  
**4pc Bathroom**

**Lower**  
**Lower**

**13`7" x 14`10"**  
**9`2" x 4`11"**

**Other**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**5`8" x 7`1"**  
**10`11" x 10`11"**

Title:  
**Fee Simple**  
Legal Desc:

**0715751**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Welcome to an extraordinary living experience in the coveted community of Aspen Woods, where this magnificent property offers over 3,500 square feet of luxurious living space. Nestled against a serene forested backdrop, this home is a true sanctuary designed for both comfort and elegance. Step inside and be greeted by a grand front foyer, setting the stage for the elegance that follows. The heart of the home is undoubtedly the expansive kitchen, a culinary haven featuring ample cabinetry, a convenient walkthrough pantry, and an inviting atmosphere that encourages family gatherings. The kitchen seamlessly flows into the dining room, which opens up to a charming patio space. Adjacent to the kitchen, the living room boasts floor-to-ceiling windows that flood the space with natural light, creating a warm and inviting ambiance. A striking fireplace anchors this area, offering a cozy focal point for gatherings. Ascend to the upper level where you'll find three generously sized bedrooms and a versatile bonus room with vaulted ceilings. The master suite is a retreat unto itself, complete with a spacious walk-in closet and a luxurious ensuite. Here, you can unwind in the soaker tub or enjoy the separate shower, all designed to provide a spa-like experience in the comfort of your home. The main floor and upstairs feature brand new carpet. The home also has central air making the summers cool and comfortable. The fully finished walkout basement features an 2 additional bedrooms, a large recreation space ideal for movies or games, and a full bathroom for guests. A stylish wet bar enhances this space, making it perfect for hosting gatherings or simply enjoying a quiet evening. Step outside and discover the unique advantage of this property—it backs onto a lush, forested area. A secret walkway leads you to the walking paths around the ravine, offering a tranquil escape right in your backyard. This home offers unbeatable convenience with walking distance to Aspen Landing for all your shopping needs. Nearby, you'll find the Westside Recreation Centre, LRT station, and esteemed institutions such as Rundle College and Webber Academy, along with other top-rated schools.**

Inclusions:  
Property Listed By:

**TV Wall Mount , Garage Shelving, Shed, Shelving in master bedroom closet.**  
**RE/MAX First**

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











