



THE
A-TEAM

**RE/MAX
FIRST**

82 ASPEN CLIFF Close, Calgary T3H 0L9

MLS®#: **A2159366** Area: **Aspen Woods** Listing Date: **08/30/24** List Price: **\$1,649,900**
 Status: **Active** County: **Calgary** Change: **-\$100k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **6,716 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,311**
 Low Sqft:
 Ttl Sqft: **3,311**

DOM

19
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,Landscaped,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	22`0" x 15`0"	Dining Room	Main	14`5" x 11`9"
Breakfast Nook	Main	10`0" x 10`0"	Living Room	Main	18`7" x 18`5"
Pantry	Main	6`0" x 4`0"	Bonus Room	Upper	21`6" x 11`5"
Office	Main	13`5" x 10`11"	Family Room	Basement	24`0" x 22`0"
Laundry	Main	12`3" x 9`6"	Exercise Room	Basement	14`10" x 8`9"
Storage	Basement	39`9" x 12`9"	Bedroom - Primary	Upper	18`5" x 15`0"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Basement
Main
Upper

15`0" x 11`9"
13`1" x 9`8"

Bedroom
Bedroom
4pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Upper

13`2" x 10`9"
13`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0810400

Remarks

Pub Rmks:

A true masterpiece situated on a peaceful street just steps from Webber Academy! This five bedroom, original owned home boasts impeccable curb appeal that sets the tone for the elegance within. Step inside to discover over 4,900 sq ft of developed living space with an open concept main level, site finished hardwood floors, luxurious light fixtures, home audio, and custom millwork throughout. A front office is separate from the main living areas for the utmost privacy and showcases a built-in desk and bookshelves. Family meals can be enjoyed in the spacious dining room with arched entryways and coffered ceiling. Your inner chef will rejoice in this inspiring kitchen highlighted by Carrera marble island and backsplash, and a hidden walk-in pantry for storage and convenience at your fingertips. The kitchen is fully equipped with high-end appliances including Wolf gas cooktop, wall oven, warming drawer, microwave, JennAir panelled refrigerator, and Miele panelled dishwasher. A cozy breakfast nook sits adjacent to the kitchen and offers access to the rear covered deck where you can enjoy dinners al fresco. A spacious living room, adorned with natural light from the West facing picture window, is anchored by a cozy gas fireplace and built-ins. Upstairs is open to the front entry and hosts a large bonus room with vaulted ceilings for family movies, a full bath, and 3 generous bedrooms. The serene primary retreat showcases vaulted ceilings, a gas fireplace, and a lavish 5pc ensuite with soaker tub, glass tiled shower, and a walk-in closet. Enjoy a fully finished basement that's plumbed for in-floor radiant heat, spacious rec room, home gym, full bath, two additional bedrooms, and a massive storage room. The backyard offers ample green space, a covered deck with phantom screen, in-ground sprinkler system, and raised patio where you can enjoy a fire on those cooler Calgary evenings. A large triple attached garage features epoxy floors and a proslat system for all your storage conveniences. Located just minutes away from Calgary's most prestigious private schools (Webber Academy, Rundle Academy, Calgary Academy), the shops and restaurants in Aspen Landing, and quick easy access to the Rocky Mountains via Stoney Trail. Surrounded by exceptional neighbours, you won't want to miss out on this prime opportunity.

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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













