



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**521 ASPEN GLEN Place, Calgary T3H 0E9**

MLS®#: **A2166244**      Area: **Aspen Woods**      Listing Date: **09/20/24**      List Price: **\$1,585,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **7,233 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Pie Shaped Lot**  
 Park Feat: **Double Garage Attached,Heated Garage,Oversized**

Finished Floor Area  
 Abv Sqft: **3,047**  
 Low Sqft:  
 Ttl Sqft: **3,047**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Humidifier,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,Pantry,See Remarks,Tankless Hot Water**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 16`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`7" x 15`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 19`1"</b>	<b>Office</b>	<b>Main</b>	<b>10`2" x 10`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`0" x 9`7"</b>
<b>Family Room</b>	<b>Upper</b>	<b>19`6" x 17`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`7" x 22`8"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>17`0" x 8`5"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`1" x 8`10"</b>

**Bedroom** Upper 13`0" x 12`2"  
**4pc Bathroom** Upper 5`4" x 10`8"  
**Game Room** Lower 23`7" x 19`11"  
**4pc Bathroom** Lower 4`11" x 9`4"  
**Furnace/Utility Room** Lower 14`11" x 13`7"

**Bedroom** Upper 11`6" x 13`9"  
**Laundry** Upper 9`5" x 5`4"  
**Bedroom** Lower 11`10" x 16`6"  
**Game Room** Lower 22`9" x 13`7"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-1  
 Legal Desc: **0614197**

Remarks

Pub Rmks: **BACKING ONTO NATURAL RAVINE | WALK-OUT | ASPEN WOODS LUXURY | Experience the perfect harmony of comfort and luxury in this 4-bedroom family home, nestled in the prestigious neighbourhood of Aspen Woods. Situated in a quiet cul-de-sac, this EXECUTIVE HOME backs onto a stunning grove of natural Aspen trees, offering you unparalleled privacy. Enjoy the serene, SCENIC VIEWS that transform your backyard into a peaceful retreat, ideal for relaxation and outdoor living. As you step into the home, you'll be immediately impressed by the warm HARDWOOD FLOORS, soaring 9' CEILINGS, and the stunning WALL OF WINDOWS that flood the space with natural light, offering a breathtaking WEST-FACING VIEW. The living room features a stone-surround GAS FIREPLACE with custom built-in shelving. The kitchen boasts GRANITE countertops, stainless steel appliances, SOFT-CLOSE drawers, a spacious PANTRY and HUGE ISLAND with tons of storage. If you're looking for a dining space to accommodate everyone, this is it, with plenty of room for family gatherings and entertaining. Patio door leads out to your WEST-FACING BALCONY, offering a serene space to enjoy the natural surroundings or to extend your entertaining outdoors. The private MAIN FLOOR OFFICE / FLEX SPACE is ideal for working from home, or it can easily be transformed into a study or hobby room, depending on your needs. The MUDROOM provides plenty of space for shoes, coats, and gear, helping to keep the home organized. Upstairs the expansive BONUS room with VAULTED CEILINGS and multiple windows make it the perfect space for family time. The PRIMARY BEDROOM is a spacious and serene retreat offering a picturesque view of the Aspen trees and features a cozy sitting area, a 5-pc ensuite and generous walk-in closet. Two additional good-sized bedrooms are ideal for family. Convenient LAUNDRY ROOM with storage and sink. The lower level boasts a FAMILY AREA with FRENCH DOORS leading out to the LOWER PATIO, large 4th BEDROOM ideal for family or guests and a 4-pc bathroom. In addition, the lower level includes a generous REC AREA that serves as a versatile space for anything you need - whether it's the ultimate children's play area, a dream hobby room, massive gym or yoga studio. You name it, this space can accommodate it. BONUS features: 2 AC Units, UNDERGROUND SPRINKLERS, HOT WATER ON DEMAND, INFLOOR HEAT (lower level). OVERSIZED GARAGE (30ftX24ft) has additional space for workshop or storage. Minutes to ASPEN LANDING amenities and boutique shops. Conveniently located near several top-rated schools, including WEBBER ACADEMY and RUNDLE COLLEGE. 5 min drive or 25 min walk to LRT STATION. This home has it all!! You'll be disappointed if you miss this one.**

Inclusions: SMART Doorbell, Motion Detectors,  
 Property Listed By: RE/MAX First

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



















