



THE
A-TEAM

**RE/MAX
FIRST**

11 ASPEN RIDGE Lane, Calgary T3H5H9

MLS@#: **A2170297** Area: **Aspen Woods** Listing **10/03/24** List Price: **\$1,990,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **3,462**
Lot Information Low Sqft:
 Lot Sz Ar: **9,419 sqft** Ttl Sqft: **3,462**
 Lot Shape:

DOM

4
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Rectangular Lot**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`9" x 17`9"	Kitchen	Main	15`8" x 14`1"
Family Room	Main	15`8" x 17`8"	Dining Room	Main	17`7" x 11`10"
Nook	Main	8`1" x 13`11"	Bedroom - Primary	Main	15`11" x 15`4"
Walk-In Closet	Main	9`6" x 11`7"	Office	Main	13`5" x 11`8"
Laundry	Main	9`11" x 16`0"	2pc Bathroom	Main	6`3" x 4`11"
5pc Ensuite bath	Main	13`6" x 11`6"	Bedroom	Second	12`8" x 17`3"

Bedroom Second 16`9" x 11`9"
3pc Ensuite bath Second 4`11" x 9`10"
Bedroom Basement 15`3" x 14`10"
Game Room Basement 15`4" x 34`7"
Flex Space Basement 7`11" x 7`10"
Storage Basement 10`0" x 9`10"

Bedroom Second 12`7" x 13`10"
4pc Bathroom Second 11`8" x 5`0"
Bedroom Basement 15`5" x 9`9"
Exercise Room Basement 12`10" x 15`6"
Cold Room/Cellar Basement 7`5" x 12`8"
4pc Bathroom Basement 12`3" x 9`7"

Legal/Tax/Financial

Condo Fee:
\$167

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **0010248**

Remarks

Pub Rmks: **Discover elevated living in this NEWLY RENOVATED home in prestigious ASPEN ESTATES! Nestled on a quiet cul-de-sac, this former Elegant Series showhome offers exceptional craftsmanship & thoughtful updates throughout, featuring NEW HARDWOOD FLOORS, NEW INTERIOR & EXTERIOR PAINT, NEW LIGHTING FIXTURES, NEW FIREPLACE SURROUNDS, NEW BATHROOM TILE & COUNTERTOPS, new gutters/downspouts/fascia, new window sealing/panels/glazing beads, NEW DRIVEWAY STAINING & COATING, and a FULLY UPDATED KITCHEN w/ NEW BOSCH APPLIANCES, COUNTERTOPS, & BACKSPLASH! From the moment you step into the grand foyer w/ arched transom windows, you'll be greeted by soaring 20-ft ceilings adorned w/ intricate crown mouldings and archways, setting an elegant tone for the entire home. Natural light floods the expansive living spaces, enhancing the sense of luxury in each room. The formal dining room, featuring coffered ceilings, is the perfect backdrop for sophisticated gatherings. The completely renovated kitchen is a chef's delight, now boasting new hardwood floors, updated lighting, fresh paint, and new quartz counters and tile backsplash. California-washed cabinetry, a custom hood fan, a new gas cooktop, and the new Bosch appliances - including fridge and built-in wall oven/microwave - combine w/ a large central island and ample storage to create the ultimate culinary space. The adjacent family room, complete w/ a cozy fireplace and bright breakfast nook, provides a warm, inviting atmosphere for everyday living. The main floor also features your newly updated primary bedroom, complete w/ a fireplace, custom walk-in closet, and a FULLY RENOVATED ENSUITE w/ a jetted soaker tub and glass-enclosed shower with all new tile throughout! A private office near the entrance offers the ideal work-from-home setup w/ a built-in desk and gorgeous views of the yard, while the laundry/mudroom off the oversized TRIPLE CAR ATTACHED GARAGE is exceptionally convenient. Upstairs, three generously sized bedrooms await, each w/ its unique appeal. One features a private 3-pc ensuite, while the other two share a Jack-and-Jill 4-pc bathroom. The finished basement is designed for entertainment - enjoy movie nights in the media room, sip your favourite vintage from the wine cellar, or host guests in the bar area w/ a new Samsung fridge. Additional basement highlights include two bedrooms, a fitness room, and a 4-pc bath. Outside, the beautifully landscaped backyard, complete w/ underground sprinklers, offers ultimate privacy w/ no rear neighbours and a lovely patio space. Set in Aspen Woods, this home is surrounded by scenic walking paths and parks, providing a serene escape from city life. Aspen Woods is one of Calgary's most sought-after communities, known for its proximity to top-ranked schools such as Webber Academy, Rundle College, and Dr. Roberta Bondar Elementary. With quick access to downtown, the LRT, local amenities, and the mountains, this property provides the perfect blend of luxury, convenience, and tranquility!**

Inclusions: **Basement Refrigerator Included.**
 Property Listed By: **RE/MAX House of Real Estate**

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











