



THE
A-TEAM

**RE/MAX
FIRST**

105 ASPEN STONE Road, Calgary T3H 5Y7

MLS®#: **A2174537** Area: **Aspen Woods** Listing Date: **10/22/24** List Price: **\$1,299,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **6,049 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,324**
 Low Sqft:
 Ttl Sqft: **2,324**

DOM

60
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Central Vacuum,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s),Wet Bar,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`6" x 13`7"
Kitchen With Eating Area	Main	12`5" x 12`5"
Laundry	Main	2`6" x 4`4"
Bedroom - Primary	Upper	13`8" x 14`1"
Bedroom	Upper	9`10" x 12`5"
4pc Bathroom	Upper	4`11" x 9`11"

Room	Level	Dimensions
Office	Main	10`1" x 9`11"
Dining Room	Main	10`3" x 11`2"
2pc Bathroom	Main	5`1" x 4`3"
Bedroom	Upper	12`5" x 8`7"
Bonus Room	Upper	19`0" x 14`11"
4pc Ensuite bath	Upper	9`1" x 11`6"

Bedroom
Family Room
Storage

Basement
Basement
Basement

10`0" x 10`7"
25`9" x 13`7"
3`6" x 8`2"

3pc Bathroom
Furnace/Utility Room

Basement
Basement

8`7" x 5`5"
16`8" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0511399

Remarks

Pub Rmks: **Open House November 23rd, Saturday 1:00-4:00pm, Stunning Family Home in Aspen Woods, Discover this exceptional family residence in the sought-after Aspen Woods neighborhood. Spanning over 3,350 square feet, this 4-bedroom, 4-bathroom home includes a spacious 3-car garage and is set on a generous lot, ideal for a growing family. Upon entering, you're greeted by soaring vaulted ceilings that enhance the sense of space. The main floor features elegant polished maple hardwood flooring and a versatile flex room, perfect for a home office, dining area, or playroom. The chef's kitchen is equipped with stainless steel appliances, including a Bosch gas cooktop, Bosch dish washer, built in wine cooler, built-in oven, microwave, and a massive granite island with seating for five, along with a cozy breakfast nook and a large pantry. Upstairs, a spacious bonus room with a vaulted ceiling and a complete sound system awaits, accompanied by two sizable children's bedrooms and a luxurious master suite featuring a jet tub and separate shower. The fourth bedroom is located in the walk-out basement, which includes a 3-piece bathroom, living area, and wet bar—perfect for an in-law suite or teenage retreat—bathed in natural light. The beautifully landscaped yard boasts a covered patio, flower beds, planters, A freshly painted full-size deck spans the width of the home, complete with a BBQ gas hook-up and stairs leading to the yard. Recent updates include new quartz countertops in all bathrooms and the wet bar, fresh paint throughout the main and second floors, and refinished hardwood floors on the main level. Conveniently located within walking distance to Webber Academy, Dr. Robert Bondar School, Guardian Angel School (K-6), Aspen Landing Shopping Centre, and close to Calgary Academy and Ernest Manning High School, this home offers access to the best private and public schools in Calgary, as well as public transit—making it the perfect setting for family living.**

Inclusions:
Property Listed By: **N/A
TrustPro Realty**

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











