



THE
A-TEAM

**RE/MAX
FIRST**

159 ASPEN MEADOWS Place, Calgary T3H 4T2

MLS®#: **A2182355** Area: **Aspen Woods** Listing Date: **12/05/24** List Price: **\$1,750,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **9,752 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,858**
 Low Sqft:
 Ttl Sqft: **2,858**

DOM

16
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Treed**
 Park Feat: **Aggregate,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,Central,In Floor,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Skylight(s),Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`7" x 9`0"	Kitchen	Main	13`6" x 15`6"
Pantry	Main	5`9" x 13`11"	Breakfast Nook	Main	9`9" x 13`1"
Dining Room	Main	13`11" x 14`10"	Living Room	Main	15`10" x 24`2"
Bedroom - Primary	Main	13`9" x 15`11"	Den	Main	9`11" x 13`11"
Laundry	Main	7`6" x 13`6"	Bedroom	Basement	13`3" x 13`8"

Bedroom	Basement	13`3" x 13`8"	Family Room	Basement	15`5" x 25`4"
Media Room	Basement	13`2" x 15`11"	Exercise Room	Basement	12`10" x 13`3"
Other	Basement	7`0" x 11`0"	Wine Cellar	Basement	11`0" x 13`3"
Entrance	Basement	10`3" x 15`3"	Mud Room	Basement	6`3" x 7`0"
Furnace/Utility Room	Basement	7`9" x 25`0"	2pc Bathroom	Main	4`11" x 5`10"
5pc Ensuite bath	Main	13`9" x 16`9"	5pc Bathroom	Basement	9`3" x 13`3"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$700	Fee Simple	R-1
	Fee Freq:	
	Annually	

Legal Desc: **0013303**

Remarks

Pub Rmks: **Welcome to an exquisite retreat nestled in the coveted enclave of Aspen Estates, presenting a rare walkout bungalow crafted with entertaining and luxurious living in mind. This architectural marvel spans an impressive 5768 square feet of total living space and exudes modern elegance with bespoke features throughout. Step inside to discover an open-plan sanctuary adorned with coffered ceilings that dance overhead while natural light floods the space through grand windows. The heart of the home beats in the chef's dream kitchen, organized around a grand island, ideal for gatherings. Here, culinary prowess is inspired by top-notch amenities, including a gas cooktop stove and a discreet butler's pantry, perfect for keeping your secret recipes away from prying eyes. The living area, a true show-stopper, features a floor-to-ceiling, double-sided fireplace that ensures no conversation ever gets cold. The dining room comes equipped with custom built-ins, ready to display your finest vintages or cherished collectibles. Relaxation and tranquility define the large primary bedroom, complete with double walk-in closets and a spa-like 5-piece ensuite, offering a serene escape with its soaker tub and oversized shower. Dual sinks add convenience to luxury, ensuring mornings are as smooth as the home's design. For those who revel in entertainment, the lower level will not disappoint. A sprawling family room/rec room boasts a second fireplace and a wet bar, adjacent to a full-scale theatre room for nights when Hollywood is called home. A wine room, hobby/fitness room, and two additional bedrooms ensure space and enjoyment for every family member. Step outside from the walkout basement to a screened patio area, an inviting backdrop for al fresco leisure, overlooking a meticulously landscaped yard. Other notable features include a dog spa, heated basement slab heating, central air conditioning, and a triple heated garage with epoxy flooring, reinforcing that no detail has been overlooked in crafting this former show home. Located just minutes from urban conveniences like shopping, schools, and leisure facilities, and with swift access to mountain escapes, this property isn't just a home, it's your gateway to a privileged lifestyle. Escape to paradise daily in this unsurpassed residency that awaits your arrival. Let the luxury envelop you and start creating memories in this unparalleled abode. Home shows extremely well with pride of ownership!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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









