



THE
A-TEAM

**RE/MAX
FIRST**

211 ASPEN RIDGE Place, Calgary T3H 0J6

MLS®#: **A2185674** Area: **Aspen Woods** Listing Date: **01/09/25** List Price: **\$2,300,000**
 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: **9,386 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,728**
 Low Sqft:
 Ttl Sqft: **3,728**

DOM

9
Layout
 Beds: **5 (4 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level,Underground Sprinklers,Rectangular Lot,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Fire Pit**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Oven,Range Hood,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`5" x 10`2"
Breakfast Nook	Main	16`0" x 11`9"
Living Room	Main	19`3" x 18`0"
2pc Bathroom	Main	5`10" x 6`0"
Walk-In Closet	Main	17`2" x 6`9"
Bedroom	Main	13`5" x 13`8"

Room	Level	Dimensions
Kitchen	Main	18`5" x 16`0"
Dining Room	Main	14`8" x 13`3"
Laundry	Main	11`10" x 8`0"
Bedroom - Primary	Main	22`0" x 14`11"
5pc Ensuite bath	Main	17`5" x 16`4"
Bedroom	Upper	16`1" x 16`0"

Walk-In Closet	Upper	9`1" x 5`0"	3pc Ensuite bath	Upper	9`1" x 5`5"
Bedroom	Upper	16`0" x 12`5"	Walk-In Closet	Upper	9`3" x 5`1"
3pc Ensuite bath	Upper	9`3" x 5`6"	Family Room	Lower	18`1" x 12`3"
Game Room	Lower	27`7" x 21`6"	Media Room	Lower	18`9" x 18`3"
Bedroom	Lower	17`5" x 15`5"	Walk-In Closet	Lower	7`10" x 6`1"
3pc Bathroom	Lower	12`6" x 11`4"	2pc Bathroom	Lower	8`9" x 5`8"
Furnace/Utility Room	Lower	24`3" x 17`2"	Storage	Lower	8`9" x 6`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **0714657**

Remarks

Pub Rmks: ****OPEN HOUSE - Sat & Sun Jan 18,19 (1-3pm)** This stunning 5,700 sq. ft. (living space) walkout bungalow in prestigious Aspen Ridge Estates is perfect for large families, offering up to 6 bedrooms—4 with full ensuites—and an oversized triple garage. The open-concept main floor features a grand staircase, vaulted ceilings, a formal dining room with elegant mouldings, and a living room with a gas fireplace. The gourmet kitchen boasts granite countertops, maple cabinets, and high-end appliances, including a Wolf gas range, Sub-Zero fridge/freezer, dual dishwashers, and integrated fridge drawers. Step out to the covered deck with a stone-faced outdoor fireplace or relax in the sunny west-facing backyard, featuring a pergola, lush landscaping, and a sprinkler system. The main floor primary suite includes a custom walk-in closet and a spa-inspired ensuite with a steam shower and jetted tub. Upstairs, two spacious bedrooms each feature walk-in closets, private baths, and built-in desks. The fully finished walkout basement offers in-floor heating, a family room, wet bar, media room, exercise room, and 2 additional bedrooms—one with an ensuite. Additional features: Elan Smart Home System, security cameras, built-in speakers, and more. Located in sought-after Aspen Woods, close to top schools, shopping, LRT, and Westside Rec Centre. This home combines luxury, functionality, and stunning outdoor spaces—book your private showing today!**

Inclusions: **Garage Refrigerator, Built-in Bookcases, Home Theatre Screen & Projector, TV's and Mounts**
 Property Listed By: **eXp Realty**

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













