



THE
A-TEAM

**RE/MAX
FIRST**

50 ASPEN HILLS Way, Calgary T3H 0G6

MLS®#: **A2185905** Area: **Aspen Woods** Listing Date: **01/07/25** List Price: **\$1,299,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2009** Abv Sqft: **2,676**
Low Sqft:
Lot Sz Ar: **4,445 sqft** Ttl Sqft: **2,676**
Lot Shape:

DOM

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

Access:
Lot Feat: **Backs on to Park/Green Space,Rectangular Lot,Views**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
Sewer: Ext Feat: **Balcony** Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 15`5"	Kitchen	Main	18`5" x 10`9"
Dining Room	Main	13`3" x 13`0"	Pantry	Main	4`11" x 4`7"
Mud Room	Main	11`4" x 6`4"	Office	Main	11`5" x 9`7"
Entrance	Main	12`1" x 9`8"	Balcony	Main	13`1" x 9`7"
2pc Bathroom	Main	7`4" x 3`3"	5pc Ensuite bath	Upper	13`2" x 10`3"
Walk-In Closet	Upper	11`0" x 5`11"	Bedroom - Primary	Upper	15`6" x 14`7"
Bedroom	Upper	10`11" x 10`1"	4pc Bathroom	Upper	12`3" x 5`5"

Bedroom
Bonus Room
Bedroom
Wine Cellar
Exercise Room

Upper
Upper
Basement
Basement
Basement

11`0" x 9`11"
17`0" x 15`5"
12`7" x 11`3"
4`8" x 4`4"
12`3" x 9`1"

Laundry
Family Room
3pc Bathroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

9`6" x 8`10"
22`11" x 14`11"
9`0" x 7`2"
16`5" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0715751

Zoning:
R-1

Remarks

Pub Rmks:

This stunning home, located in the highly sought-after Aspen Woods, offers over 3,650 square feet of luxurious living space, complete with a private backyard that overlooks lush green space. The fully finished walk-out basement adds even more versatility and comfort. As you step into the spacious foyer, you'll be greeted by a soaring 9-foot ceiling, which leads to a dedicated office, perfect for remote work or quiet study. The chef's kitchen is a true highlight, featuring a large granite island ideal for meal preparation and entertaining. The bright and airy living room is bathed in natural light, offering breathtaking views of the ravine or the perfect vantage point to watch your kids ice skating on the ponds below. Upstairs, the bonus room impresses with its vaulted ceilings and abundant natural light. The second floor also features three generously sized bedrooms and two full bathrooms. The luxurious master suite is a retreat in itself, with soaring vaulted ceilings and a spa-like 5-piece ensuite complete with dual sinks, a soaking tub, and stunning views of the surrounding nature. The fully finished basement is an entertainer's dream, featuring a large recreation room with a wet bar, a fourth bedroom, a 3-piece bathroom, and dedicated wine storage. Conveniently located just a few hundred meters from the prestigious Webber Academy, along with numerous other excellent schools, this home offers the perfect combination of serenity and proximity to high ranking schools.

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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











