



THE
A-TEAM

**RE/MAX
FIRST**

138 ASPEN STONE Grove, Calgary T3H 0H4

MLS®#: **A2185910** Area: **Aspen Woods** Listing Date: **01/08/25** List Price: **\$1,225,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **4,617 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,660**
 Low Sqft:
 Ttl Sqft: **2,660**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Low Maintenance Landscape,Landscaped,Street Lighting,Yard Lights,Rectangular Lot**
 Park Feat: **Concrete Driveway,Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Humidity Control,Natural Gas,See Remarks**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Tankless Water Heater,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`0"	Breakfast Nook	Main	9`11" x 9`9"
Dining Room	Main	19`8" x 13`0"	Eat in Kitchen	Main	15`4" x 16`6"
Living Room	Main	17`9" x 17`0"	Office	Main	9`0" x 11`6"
4pc Bathroom	Second	4`11" x 8`10"	5pc Ensuite bath	Second	13`3" x 14`1"

Bedroom	Second	13`11" x 10`6"	Bedroom	Second	13`2" x 11`6"
Bonus Room	Second	19`5" x 16`10"	Laundry	Second	5`5" x 7`1"
Bedroom - Primary	Second	13`4" x 17`0"	4pc Bathroom	Lower	4`11" x 11`7"
Bedroom	Lower	10`6" x 15`3"	Exercise Room	Lower	16`9" x 12`4"
Game Room	Lower	21`1" x 20`5"	Storage	Lower	9`10" x 3`9"
Furnace/Utility Room	Lower	13`6" x 12`2"			

Legal/Tax/Financial

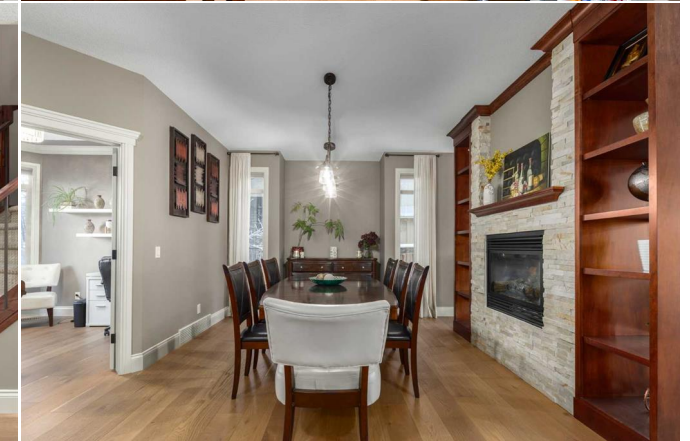
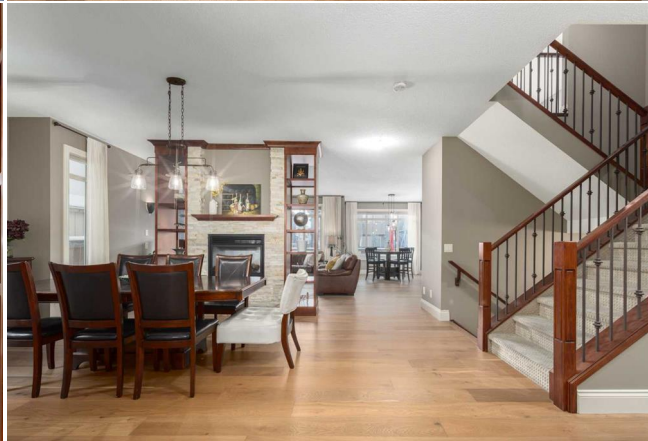
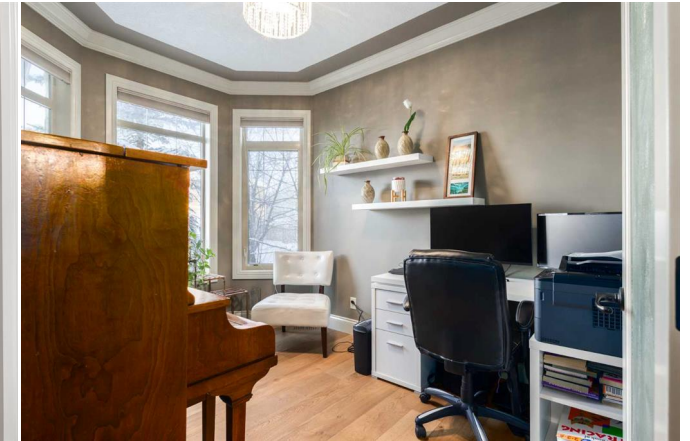
Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0710489**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Aspen Woods, an address synonymous with luxury, family living, and the coveted T3H postal code. This stunning masterpiece by Albi Homes offers almost 3800 sqft of thoughtfully designed living space, blending elegance and functionality in one of Calgary's most desirable neighbourhoods. Nestled on a quiet street with lush green space at the front and surrounded by parks and wooded trails, this home is perfect for families seeking tranquillity and top-tier amenities. Step through the front door and be greeted by brand-new wide plank-engineered wood flooring that flows seamlessly through the main level. The gourmet kitchen, a true culinary haven, features high-end upgrades, including an LG fridge with craft ice (2023), a Bosch 36" gas stove (2024), an 850CFM gas stove exhaust (2024), a Bosch dishwasher (2024), a bar fridge (2019), and a built-in wall oven. The expansive pantry and abundant cabinetry ensure ample storage for all your cooking needs. The bright breakfast nook overlooks a fully landscaped, low-maintenance yard, complete with accent lighting for magical evenings. Relax in the inviting living room, centred around a cozy two-way fireplace, or host elegant dinners in the formal dining room. A private main floor office with large windows and a closing door makes working from home a pleasure. Upstairs, discover a family-focused design with room for everyone. The king-sized master retreat boasts vaulted ceilings, dual walk-in closets, and a spa-inspired ensuite with a soaking tub, large windows, and luxurious finishes. Two generously sized bedrooms with a family bathroom, a vaulted bonus room, and a convenient laundry room complete the upper level. The fully finished basement provides the ultimate flexibility for family life, offering a spacious recreation room, a dedicated gym area, a fourth bedroom for guests, and ample storage. Movie nights, workouts, and out-of-town visitors are all catered to with ease. Step outside to your west-facing backyard, where maintenance-free composite decking and a relaxing outdoor hot tub create the perfect setting for year-round enjoyment. The home is situated in a pocket of Aspen Woods with minimal traffic, offering a serene and secure environment where your children can safely play outside surrounded by green spaces and forested areas. This exclusive location provides quick access to Bow Trail, Stoney Trail, Aspen Landing's shops and restaurants, and some of the best schools in Calgary, including Webber Academy, Rundle College, and top-rated public options. With its meticulous upgrades, luxurious finishes, and family-friendly design, this move-in-ready home is a rare find in Aspen Woods. Don't miss the opportunity to call it your own!**

Inclusions: **Hot Tub**
 Property Listed By: **Sotheby's International Realty Canada**

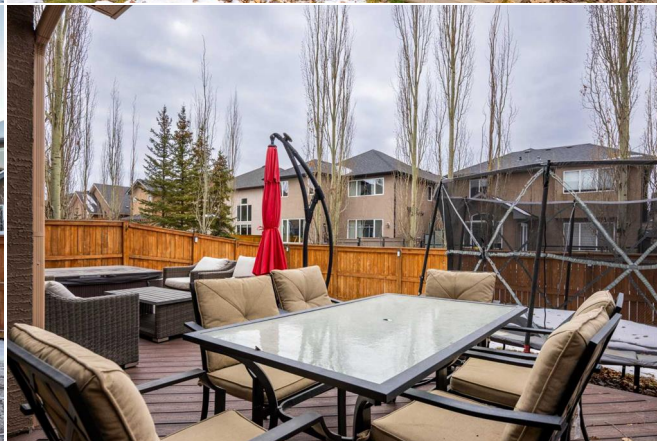
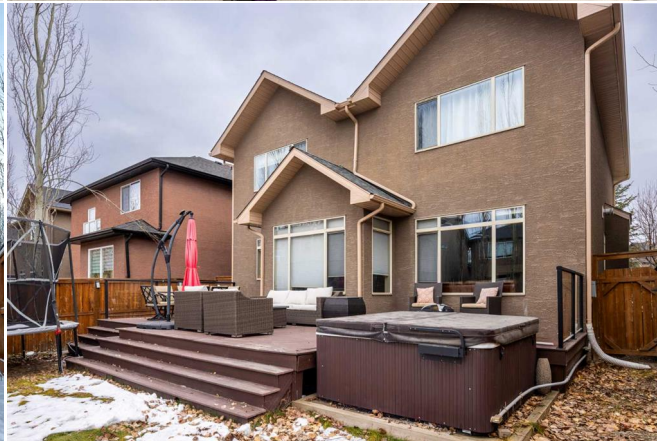
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













138 Aspen Stone Grove SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2660.73 sq ft



Main Floor
Exterior Area 2474.53 sq ft

1st Floor
Exterior Area 1415.17 sq ft

Basement (Below Grade)
Exterior Area 771.03 sq ft

0 6 12

PREPARED: 2023/01/05

While legends are extracted from floor area in CLIRIC floor plans. All room dimensions and floor areas must be corrected approximations and are subject to independent verification.

