



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 ASPEN STONE Way, Calgary T3H0L6**

MLS®#: **A2185918**      Area: **Aspen Woods**      Listing Date: **01/07/25**      List Price: **\$1,199,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **4,596 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,474**  
 Low Sqft:  
 Ttl Sqft: **2,474**

DOM

**3**  
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,Interior Lot,Landscaped,Street Lighting,Rectangular Lot,Sloped,Treed**  
 Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 10`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>10`5" x 8`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`0" x 13`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`9" x 5`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>26`9" x 13`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 10`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`7" x 6`9"</b>
<b>Den</b>	<b>Upper</b>	<b>10`5" x 6`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`8" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 13`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`5"</b>

**Bedroom**  
**4pc Bathroom**  
**5pc Ensuite bath**

**Basement**  
**Basement**  
**Upper**

12`5" x 10`2"

**2pc Bathroom**  
**4pc Bathroom**

**Main**  
**Upper**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0812872**

Remarks

Pub Rmks:

**Discover this gem with BREATHTAKING MOUNTAIN VIEWS in the coveted Aspen Woods neighbourhood! Over 3,600 square feet of space, this 4-bedroom, 4-bathroom residence includes a fully developed walkout basement, oversized double garage and is situated on a spacious raised lot that is perfect for a growing family. A rarity, this home offers mountain views from all 3 levels so you can enjoy the stunning scenery from every vantage point. This original owner home was designed to offer both luxury and comfort, making it the ideal place to create lasting memories for your family. Step inside to find an elegant open foyer and floor to ceiling windows letting in an abundance of natural light from all exposures. Timeless finished hardwood flooring takes you throughout the open concept floor plan, leading you to a chef's kitchen that meets all your culinary desires. The kitchen features stained maple custom cabinetry, with a massive island, granite countertops, stainless steel appliances, a sunny breakfast nook, and a large walk-through pantry with ample space for a second fridge or freezer. Adjacent to the pantry is a well-sized mudroom complete with lockers and custom bench for added convenience and a separate area enclosed for your laundry room with hanging rack and sink. The main floor also offers a versatile flex room currently used as a formal dining space but could entertain a home office space or play area quite easily. The wrought iron staircase brings you upstairs where you'll find a generous bonus room with homework station, two sizable children's bedrooms, and a luxurious master suite with stunning mountain views. The generous primary bedroom showcases a sit down/retreat area where you can take in those majestic mountain views with a morning coffee, and features a spa like ensuite with corner tub, his and her sinks & a fully equipped walk-in closet with organizers. The fully developed WALKOUT has loads of natural lighting and offers complete privacy from the neighbours. This area can be highlighted by a large recreational area, family room with a wet bar, and separated area with a 4th bedroom and a full bathroom. The exterior boasts a beautifully manicured yard, complete with an aggregate walkways, and a side pathway for easy accessibility from the front to the back of the home. This family home is conveniently located within walking distance to some of the best private and public schools Calgary has to offer, as well as public transit, and the Aspen shopping centre. This home is nestled in one of Aspen Woods top locations making it the perfect setting for family living.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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





















