

# \$1,850,000 - 115 Aspen Vista Way Sw, Calgary

MLS® #A2217825

**\$1,850,000**

5 Bedroom, 4.00 Bathroom, 3,216 sqft

Residential on 0.15 Acres

Aspen Woods, Calgary, Alberta

This stunning two-storey walk-out is the family dream home you've been waiting for—backing onto green space and walking paths on one of Aspen Wood's most coveted streets. With 5 bedrooms, 4 bathrooms, and a warm, open-concept functional layout, this home was made for growing families who love to gather, entertain, and enjoy everyday moments in style. The open-to-above great room is flooded with natural light that cascades into the dining area and chef-inspired kitchen, showcasing quartz counters, a 36" gas range with griddle, upgraded cabinetry, and a showstopper 66" double-door fridge. The oversized island is the heart of the home—perfect for sharing meals and making memories. A walk-in pantry with custom shelving offers ample storage for busy households, and the main floor wet bar adds a perfect touch of elegance for entertaining. You'll also find a private home office, a thoughtfully designed mudroom complete with lockers to stash away all the kid's gear, and a tucked-away powder room off the foyer. Upstairs, the dreamy primary suite provides a relaxing retreat, complete with a spa-like ensuite with double sinks, a freestanding tub, a 10mm glass shower, a makeup desk, heated floors, and a customized walk-in closet with a built-in pull-down ironing board. A generous loft overlooking the lower level, three additional bedrooms, a spacious bathroom with dual sinks, and a well-equipped laundry room with its own sink complete the upper level. The



walk-out basement adds even more functional family space with a second wet bar, a large flex room ideal for a gym, playroom, or additional office, a fifth bedroom perfect for guests, and a fourth full bathroom. Step outside to a large deck with BBQ hookup, a covered patio with a 7-person hot tub, and a beautifully landscaped yard with underground sprinklers. Enjoy time outdoors in the professionally landscaped yard with stamped concrete borders, underground sprinklers, a covered patio with a seven-person hot tub, and a BBQ-ready upper deck that looks out onto peaceful green space and walking paths. Additional features include 9â€™™ ceilings, Cat 6 ethernet wiring and high-mounted TV outlets throughout, ceiling speakers in six zones, Dolby Atmos sound wiring in the basement theatre zone for a future projector, two furnaces, central A/C, central vacuum, and a fully finished triple garage with epoxy flooring and rough-ins for a gas or electric heater. Take advantage of this rare opportunity to own a stunning family home backing onto green space in one of Calgaryâ€™™s most sought-after neighbourhoods! Located close to Calgaryâ€™™s top-ranked private schoolsâ€™™Rundle College, Webber Academy, and Calgary Academyâ€™™and surrounded by parks, pathways, premium amenities, and quick access to downtown, your Aspen Woods family story awaits!

Built in 2015

**Essential Information**

MLS® #	A2217825
Price	\$1,850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,216
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	115 Aspen Vista Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y9

### Amenities

Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached, Other
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wired for Data
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit

Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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