

# \$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 3  
Zoning R-G

### **Listing Details**

Listing Office RE/MAX House of Real Estate

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