

\$1,729,000 - 151 Aspen Vista Way Sw, Calgary

MLS® #A2270188

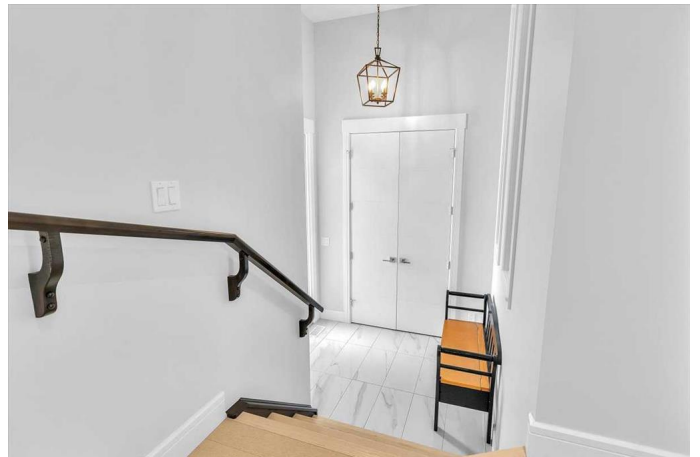
\$1,729,000

5 Bedroom, 5.00 Bathroom, 3,278 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

EXTRAORDINARY ASPEN WOODS ESTATE HOME. Attention discerning buyers – make time to view this 4,700 sq ft custom-built show-home-condition residence, with stucco-finishing, in prestigious Aspen Woods. Nestled on a quiet street backing onto green space, this perfectly laid-out estate home offers estate living of comfort, style, and flexibility with functional sophistication and desired upgrades. The main floor features a distinct office near the front, a spacious 19-foot high ceiling living room to one side, a bright dining area in the middle, and a seamlessly integrated chef’s dream kitchen on the other side. This professional-grade kitchen boasts full-height cabinetry topped with French glass doors, a Wolf-brand gas cooktop framed in quartz countertops, a chimney hood fan, and a 60-inch refrigerator, plus a built-in wall oven and microwave. The ample-sized walk-thru pantry with more built-in cabinetry directs you to the mudroom towards the garage, and a windowed flex room (currently being used as a home theatre). Stairs in the centre of the home lead to a NINE-FOOT high 2nd floor with 4 large bedrooms, 3 FULL bathrooms, and a tray-ceiling bonus room with large South-facing windows. The elegant primary retreat, also with tray ceiling, has a large window facing the private green space, and a 12X16 ft ensuite with in-floor-heating, double-sink vanity with drawers, a fully glass-enclosed shower, and an elegant stand-alone tub plus a private WC. Ensuite



conveniently leads to the laundry room with a deep sink. Two other bedrooms share a Jack & Jill bathroom, while the fourth has its own full bathroom. The fully-finished in-slab heated basement with an efficient 11 ft-high insulated concrete foundation (ICF) has several large windows AND an above-ground door on the side. The hallway from this lower entrance and triple garage opens to a huge 28X16 ft recreation room with generous wet bar facilities, the 4th full bathroom, 5th bedroom, and a fitness room with large window & double doors. Enjoy a 50-foot-wide backyard oasis with low-maintenance artificial turf, mature trees, and a stone retaining wall with a field above for optimal privacy. Additional Highlights: 1) Heated triple garage with epoxy-finished floors 2) Freshly painted, no-smoking, no-pet home 3) full 8-foot interior doors, 220V outlets on every level 4) Close to shopping, and major thoroughfares, plus premier in-community private schools like Webber Academy, Rundle College, & Calgary Academy. Experience the virtual tour to appreciate the thoughtful layout and unparalleled comfort, and then have a look in person.

Built in 2018

Essential Information

MLS® #	A2270188
Price	\$1,729,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,278
Acres	0.13
Year Built	2018
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	151 Aspen Vista Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y7

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Instant Hot Water
Heating	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	ICF Block

Additional Information

Date Listed	November 12th, 2025
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.