

**151 Aspen Vista Way SW**  
**Calgary, Alberta**

**MLS # A2243177**



**\$1,799,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,278 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	<b>Water:</b>	Remarks -
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

**OPEN HOUSE: SUNDAY 11-2 Aug 03.** Discover 4,700 sq ft of upgraded luxury in Aspen Woods, backing onto green space on a quiet estate street. This show home—condition property features a bright main floor with 19-ft ceiling living room, private office, large dining area, and a chef’s kitchen with full-height glass-accented cabinets, quartz counters, Wolf gas cooktop, 72 inch wide fridge, and walk-through pantry to a mudroom and theatre-style flex room. Upstairs boasts 4 spacious bedrooms, including a primary suite with spa-like heated ensuite and direct laundry access. Secondary bedrooms include Jack & Jill and private baths, plus a bonus room with tray ceiling and south views. The fully finished ICF basement offers in-floor heating, large windows, 5th bedroom, 4th bath, wet bar, large flex room, and walkout to a private, low-maintenance yard with turf, concrete patio, and mature trees. Extras: heated triple garage with epoxy floors, 8-ft doors throughout, 220V outlets on all levels, and proximity to top schools and amenities. A must-see luxury lifestyle home. Virtual tour available.