

# \$1,568,000 - 94 Aspen Ridge Way Sw, Calgary

MLS® #A2223478

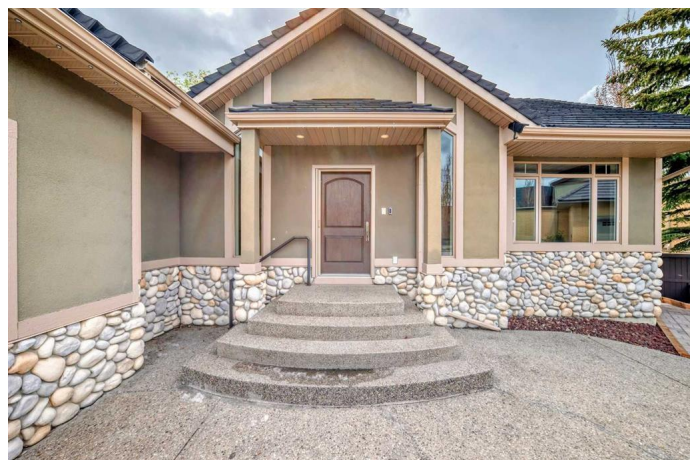
**\$1,568,000**

5 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.21 Acres

Aspen Woods, Calgary, Alberta

Open House, Sunday, June 22nd from 2-4:30pm. Rare find custom built walkout bungalow in the sought after community of Aspen Ridge Estate. The house sits on a large pie shape lot of 9,200+sf. A total of 5 bedrooms & 4 full bathroom, 4,215 sf offers the luxury, comfort & functionality to meet the needs of modern family living. . It was built to be environmental friendly & energy efficient. Radiant in-floor heating on main floor & basement. The interior space is adorned with vaulted cathedral ceilings, Chesapeake hickory flooring and magnificent windows bringing in bright natural sunlight. The functional kitchen finished with alder cabinets, granite countertops, double ovens, Jenn-air gas cooktop, new stainless steel fridge, and a massive center island. Formal dining room is spacious. It has a built-in buffet & wine rack. It can comfortably fit a 10-persons table. From the kitchen nook there is a door leading to a huge balcony. Great for BBQ & enjoying views of the mountains on sunny days. Primary bedroom quietly tucked away in the southeast corner. It also has a door to the balcony. There is a 5 pc bathroom & a walk-in closet. Around the corner is the 2nd bedroom & a 3 pc bathroom. A set of stairs going up to the loft area of over 400sf. It is an ideal location for home office. The enormous lower level boasting over 2000sf. It has a family room, theatre/media/game room, wet bar, 3 generous sized bedrooms, 2 full bathrooms & a utility room with lots of storage space. The



walkout open to the covered patio seamlessly connecting indoor & the professionally landscaped yard great for relaxation & entertainment. The interlocking pitched roof system with recycled rubber shingles has a 50 year warranty and is transferrable to new owner. Numerous upgrades were done to the house in the last few years including: installation of radon gas mitigation monitoring system; water purifying system, 2 new high efficiency boilers; professionally landscaped front and backyard; redone garage floorings & new shelving; painting of exterior walls & trims etc. The home is close to some of Calgary's top rated schools like Webber Academy, Rundle Colleges, Earnest Manning High School & Ambrose University. Convenient shopping & dining at the Aspen Landing, and a few other nearby shopping plaza. Westside Recreation Centre is only 5 minutes drive. Accessible to scenic pathways system, major traffic routes & public transit going to downtown or anyway in the city is easy.

Built in 2003

### **Essential Information**

MLS® #	A2223478
Price	\$1,568,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,440
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	94 Aspen Ridge Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M2

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Double Oven, Dryer, Garburator, Gas Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, In Floor, Fireplace(s)
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Gas Starter, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot
Roof	Rubber
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	27

Zoning	R-G
HOA Fees	520
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	GSL Realty Ltd.
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