



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

151 Aspen Vista Way SW
Calgary, Alberta

MLS # A2243177



\$1,799,000

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

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

Inclusions: n/a

OPEN HOUSE: Saturday & Sunday, July 25 & 26 | 12–3 PM 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.