



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

MLS # A2299351



\$1,985,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,366 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Pie Shape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, French Door, No Smoking Home, Quartz Counters, Wet Bar		

Inclusions: 2nd wine fridge

OPEN HOUSE – Sat April 11 (1-3pm) WOW!!! This is the PREMIER LOT in Aspen Vista, a 9,200 sq ft pie-shaped lot, a SW exposure BACKING a greenbelt with direct access to the walking paths - WOW! PLUS… mere steps to the many shops and services at Aspen Landing, a short walk to Rundle College and the kids could ride their bikes to Webber Academy… this is an exceptional location in Aspen Woods Estates – PRIVATE & QUIET! This two storey WALKOUT, measuring 4700+ sq ft over three levels, offers 4 beds and a fantastic Bonus Room up, 4.5 baths, a fully developed walkout with a wonderful open rec room and wet bar plus… a 5th bed and full bath down AND an OVER-SIZED 3 car garage! On arrival you will love the wide open plan on the main, and a volume of windows across the back which bath the home in the warmth of the sun, drawing you through – AMAZING! Highlights here include " ceilings, maple hardwoods running through the main, open riser staircase connecting all three levels, designer lighting and window coverings, quartz countertops throughout, custom millwork, an engaging floor plan, a wonderful kitchen and more. On the main a wide open space for entertaining, leading directly to your expansive rear deck and SW exposure, while still offering intimate spaces for dining and study. The kitchen features white quartz countertops, full height cabinets, s/s appliances including a gas cooktop and wall oven, and a double island for in kitchen meals on the go. The kitchen is open to a generous breakfast nook and the living room with a designer feature wall and fireplace. There is a proper Dining Room, discreetly tucked away, an intimate space for family & friends and a striking Den/Home office at the entrance featuring a custom built-in desk and shelving. Follow the sweeping open-riser

staircase upstairs where you will find a large Primary Retreat, which also enjoys the SW exposure overtop of the yard, and an inviting 5pc en suite – BRILLIANT! There three additional beds up, one of which enjoys a private en suite… and you will love the BONUS ROOM, tucked away at the end of a corridor. The walkout has been fully developed with a large rec room, fitness/media space, wet bar, a 5th bed and full bath… and of course direct access to the AMAZING rear yard…. a 9200 sq ft pie shaped lot provides a tremendous volume of space for the kids to run and play… or your own Stampede BBQ?