

\$1,169,000 - 138 Aspen Acres Manor Sw, Calgary

MLS® #A2210624

\$1,169,000

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Superb family home tucked away on a quiet street in the desirable community of Aspen Woods. Stunning 4 bedroom, 3.5 bath home with over 3400 sq ft of developed living space on 3 levels. Loads of built ins including 2 desks, closet organisers, dry bar, and hutch. Gourmet kitchen features beautiful granite countertops, with huge island, a gas stove, stainless steel appliances, walk through pantry, wine rack, coffee station. hutch with extra cabinetry. Breakfast nook is flooded with natural south light. Great room is accented by a modern gas fireplace with raised hearth, the staircase is also a striking feature, open, with wood railings and metal spindles and overlooks a central den with built in desks and cabinetry. Spacious mudroom has a walk-in closet, convenient bench and access to the large pantry., as well as access to the Double oversized garage(Which has a rough in for a gas heater) The primary bedroom is a true sanctuary: A south facing balcony; spa quality ensuite with double vanity, make up desk, corner oversized soaker tub, a private water, and separate freestanding shower; and walk-in closet with a built in coffee bar (built in fridge too!). The second bedroom is even larger than the primary, and has a built in desk just outside the door. Upper floor bedrooms all have spacious walk-in closets. Upper level central bonus room is built for family movie night! Upper floor laundry room is spacious with more cabinetry for easy storage. The lower level has a fourth bedroom, full bath and



a sprawling family room. The home also enjoys a south facing backyard.

Built in 2012

Essential Information

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|----------------|-------------|
| MLS® # | A2210624 |
| Price | \$1,169,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,451 |
| Acres | 0.10 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 138 Aspen Acres Manor Sw |
| Subdivision | Aspen Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H0W7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Driveway, Garage Door Opener, Oversized, Garage Faces Front |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Raised Hearth, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 23 |
| Zoning | R-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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