



GRASSROOTS

REALTY GROUP

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

MLS # A2288325



\$1,749,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,736 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Irregular Lot, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Built-In Oven X2, Built-In Microwave X2, Refrigerator X2, All Attached Light Fixtures, All Attached Window Coverings, Central Vacuum, Water Softener System, Radon Gas Vacuum System

Located in the highly sought after community of Aspen Woods, this stunning family home sits on a quiet street just steps from scenic walking paths, playgrounds, and parks, offering the perfect blend of nature and convenience with quick access to top rated schools, Aspen Landing Shopping Centre, and an easy downtown commute. Showcasing beautiful curb appeal and a west exposed backyard for warm afternoon and evening light, this thoughtfully designed home boasts over 4,000 sq ft of developed living space and features a full walk-out legal basement suite; ideal for extended family or additional income. The main floor welcomes you with a spacious entry and elegant wide plank white hardwood flooring, creating a bright and airy atmosphere throughout. A formal dining room or den offers flexibility for growing families, while the open concept living space is anchored by a dramatic 2-storey window wall and Crestal gas fireplace. The modern kitchen is both stylish and functional with white shaker cabinetry, a striking quartz waterfall eat-up island, induction cooktop, built-in oven and microwave, and a walk-through pantry leading to the mudroom and triple car garage, with a convenient main floor laundry room. A sunny breakfast nook opens onto a pergola-covered raised balcony, perfect for year round enjoyment. Upstairs, hardwood flooring continues throughout, and a spacious bonus room overlooks the living area below, enhancing the home's open design. The primary retreat features vaulted ceilings, a custom walk-in closet, and a luxurious 5pc ensuite complete with a deep soaker tub, glass enclosed shower, his/her sinks, and separate make-up vanity, while two additional bedrooms with walk-in closets and a full bath complete the upper level. The fully finished legal basement suite offers vinyl plank flooring, two bedrooms (one with stacked washer and

dryer), a 3pc bathroom, built-in appliances including an electric cooktop, large windows for abundant natural light, its own furnace, and a cozy gas fireplace flanked by built-in shelving and storage. Additional highlights of the home include a water softener system and radon gas vacuum system, along with recent upgrades such as three new windows, new shingles and gutters, fresh interior paint, new kitchen sink, new bathroom sinks, and new countertops in the kitchen and two bathrooms. The beautifully landscaped west backyard features apple and cherry trees creating an exceptional outdoor setting for family living in one of Calgary's most desirable communities.