



GRASSROOTS
REALTY GROUP

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

MLS # A2312375



\$1,599,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,795 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

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

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Dishwasher and Mini Fridge in the basement, Central Vacuum System

Nestled on a whisper-quiet inner street in the prestigious Estates of Aspen Woods, this breathtaking former Trueman custom-built SHOW HOME delivers the ultimate trifecta: unbeatable location, refined luxury, and an effortless lifestyle. Perfectly positioned within walking distance of Dr. Roberta Bondar School (approx. 10-min walk), the proposed future Aspen Woods Middle School, and Ernest Manning High School (approx. 20-min walk) — all while shielded from any school traffic or drop-off congestion. Bathed in natural light with ideal East/West exposure, this home enjoys morning sunshine through the backyard and living room, and warm afternoon light at the front. The west-facing driveway ensures rapid snowmelt — a coveted Calgary winter bonus. Inside, soaring 9-ft ceilings and beautiful hardwood flooring flow across the main level, complemented by built-in sound, IR security, and a water treatment system. The grand living room stuns with 16-ft double-height ceilings, a dramatic cascading globe chandelier, and a statement stone-faced gas fireplace with built-in shelving. The gourmet kitchen features ceiling-height shaker cabinetry, a walk-through pantry to the mudroom, quartz countertops, a gas cooktop, built-in wine fridge, and top-of-the-line stainless steel appliances. A private den and formal dining room with crystal accents complete the main level. Upstairs, the primary retreat impresses with vaulted ceilings, a cozy double-sided fireplace, and a spa-inspired 5-piece ensuite with soaker tub, rain shower, and a massive walk-in closet. Two additional bedrooms with premium carpet, a 4-piece bath, and laundry complete the upper level. The fully developed WALK-OUT basement features a separate entrance, gigantic rec/games room with gas fireplace, wet bar, den, full bath — ideal for a future legal secondary suite (subject to approval

and permitting by the city/municipality). Steps to Aspen Landing's boutique shops and dining. A true show home masterpiece — book your showing today!