



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

**MLS # A2323862**

**\$1,568,000**



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

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

**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

**\*\*Open house 1-3:30 pm July 5\*\*** 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) &mdash; 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 &mdash; 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 &mdash; 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 &mdash; book your showing today!