

41 Aspen Vista Road SW  
Calgary, Alberta

MLS # A2215735

# \$1,525,000



<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,681 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	1.31 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Hobby Table, Hot Tub, Mini Fridge in front closet, TV Brackets, Patio Umbrella, Garage Fridge

Nestled on a quiet street in one of Calgary's most sought-after communities, this exceptional estate home blends luxurious living with family-friendly functionality. Located in Aspen Woods, this residence offers over 3,500 sq.ft. of exquisitely finished living space, complete with air conditioning, five bedrooms, 3.5 bathrooms, and a heated, oversized triple car garage. Step inside to discover a welcoming foyer with a main floor office creating an ideal work-from-home space. The heart of the home is a sunlit, open-concept living area with stunning hardwood flooring, centered around a gas fireplace framed by custom built-ins and large windows that flood the space with natural light. The chef-inspired kitchen is a masterpiece, boasting ceiling-height white cabinetry, quartz countertops, and premium appliances. A generous island invites casual gatherings, while the walk-through butlers pantry offers abundant storage and convenience for food prep or a lovely coffee station. The dining room is perfectly positioned beside a dual glass sliding door that leads to the expansive rear deck and patio, creating a seamless indoor-outdoor flow. A family-sized mudroom with custom built-in lockers and a spacious coat closet is thoughtfully located off the garage entry—designed to manage the everyday with ease. Upstairs, a large bonus room provides a relaxing family space. The primary suite is a luxurious retreat featuring in floor heating a, spa-like ensuite with dual vanities, soaker tub, walk-in shower, private water closet, and a generous walk-in closet. Three additional upper bedrooms are well-sized and share a stylish 5-piece bathroom with dual vanity, while the laundry room offers smart storage solutions. The basement expands the living space with a large recreation room, a flex room which can be used as a craft room, a fifth bedroom, and another full 4-piece bathroom.

with in floor heat—ideal for guests or growing families. Outside, enjoy the privacy and tranquility of a fully landscaped, treed lot with irrigation system, hot tub for ultimate relaxation and ample space for entertaining. Located steps from parks and scenic walking paths, and in close proximity to Calgary’s premier public and private schools, boutique shopping, fine dining, and with quick access to downtown and the majestic Rocky Mountains, this home offers the ultimate in lifestyle and convenience. A true gem in Aspen Woods—where sophistication meets comfort.