

\$1,850,000 - 115 Aspen Vista Way Sw, Calgary

MLS® #A2217825

\$1,850,000

5 Bedroom, 4.00 Bathroom, 3,216 sqft

Residential on 0.15 Acres

Aspen Woods, Calgary, Alberta

This stunning two-storey walk-out is the family dream home you've been waiting for—backing onto green space and walking paths on one of Aspen Wood's™ most coveted streets. With 5 bedrooms, 4 bathrooms, and a warm, open-concept functional layout, this home was made for growing families who love to gather, entertain, and enjoy everyday moments in style. The open-to-above great room is flooded with natural light that cascades into the dining area and chef-inspired kitchen, showcasing quartz counters, a 36" gas range with griddle, upgraded cabinetry, and a showstopper 66" double-door fridge. The oversized island is the heart of the home—perfect for sharing meals and making memories. A walk-in pantry with custom shelving offers ample storage for busy households, and the main floor wet bar adds a perfect touch of elegance for entertaining. You'll also find a private home office, a thoughtfully designed mudroom complete with lockers to stash away all the kid's gear, and a tucked-away powder room off the foyer. Upstairs, the dreamy primary suite provides a relaxing retreat, complete with a spa-like ensuite with double sinks, a freestanding tub, a 10mm glass shower, a makeup desk, heated floors, and a customized walk-in closet with a built-in pull-down ironing board. A generous loft overlooking the lower level, three additional bedrooms, a spacious bathroom with dual sinks, and a well-equipped laundry room with its own sink complete the upper level. The



walk-out basement adds even more functional family space with a second wet bar, a large flex room ideal for a gym, playroom, or additional office, a fifth bedroom perfect for guests, and a fourth full bathroom. Step outside to a large deck with BBQ hookup, a covered patio with a 7-person hot tub, and a beautifully landscaped yard with underground sprinklers. Enjoy time outdoors in the professionally landscaped yard with stamped concrete borders, underground sprinklers, a covered patio with a seven-person hot tub, and a BBQ-ready upper deck that looks out onto peaceful green space and walking paths. Additional features include 9â€™™ ceilings, Cat 6 ethernet wiring and high-mounted TV outlets throughout, ceiling speakers in six zones, Dolby Atmos sound wiring in the basement theatre zone for a future projector, two furnaces, central A/C, central vacuum, and a fully finished triple garage with epoxy flooring and rough-ins for a gas or electric heater. Take advantage of this rare opportunity to own a stunning family home backing onto green space in one of Calgaryâ€™™s most sought-after neighbourhoods! Located close to Calgaryâ€™™s top-ranked private schoolsâ€”Rundle College, Webber Academy, and Calgary Academyâ€”and surrounded by parks, pathways, premium amenities, and quick access to downtown, your Aspen Woods family story awaits!

Built in 2015

Essential Information

MLS® #	A2217825
Price	\$1,850,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,216
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	115 Aspen Vista Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0Y9

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached, Other
# of Garages	3

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wired for Data
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit

Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance
Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting,
Underground Sprinklers

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	4
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.