# \$1,529,000 - 94 Aspen Ridge Way Sw, Calgary

MLS® #A2251273

## \$1,529,000

5 Bedroom, 4.00 Bathroom, 2,440 sqft Residential on 0.21 Acres

Aspen Woods, Calgary, Alberta

Incredible price for this rare find custom built walkout bungalow in the prestigious community of Aspen Ridge Estate. The house sits on a large pie shape lot of 9,200+sf. A total of 5 bedrooms, 4 full bathrooms & triple garages. 4,215 sf living space offers the luxury, comfort & functionality to meet the needs of modern family living. . The house is environmental friendly & energy efficient. Radiant in-floor heating on main floor & basement. When you walk into the house, you will be astounded by the vaulted cathedral ceilings & picturesque window bringing in bright natural sunlight. Solid Chesapeake hickory floorings throughout the main floor and tiles in kitchen and bathrooms. The functional kitchen is finished with alder cabinets, granite countertops, double ovens, Jenn-air gas cooktop, new stainless steel fridge, and a massive center island. Formal dining room is spacious. It has a built-in buffet & wine rack & can comfortably fit a 10-persons table. From the kitchen nook there is a door leading to a huge balcony. Great for BBQ & enjoying views of the mountains on sunny days. Primary bedroom guietly tucked away in the southeast corner. It also has a door to the balcony. There is air-conditioning, a 5 pc bathroom & a walk-in closet. Around the corner is the 2nd bedroom & a 3 pc bathroom. A set of stairs going up to the 400 sf air-conditioned loft. It is an ideal location for home office. The enormous lower level boasting over 2000sf. It has a family room,







theatre/media/game room, wet bar, 3 generous sized bedrooms, 2 full bathrooms & an utility room with lots of storage space. The walkout open to the covered patio seamlessly connecting indoor & the professionally landscaped yard great for relaxation & entertainment. Interlocking pitched roof system with recycled rubber shingles. Numerous upgrades were done to the house in the last few years including: 2 new high efficiency boilers, radon gas mitigation monitoring system; water purifying system, professionally landscaped front and backyard; redone garage floorings & new shelving; painting of exterior walls & trims, resurfacing of the exposed aggregate driveway etc. The home is close to some of Calgary's top rated schools like Webber Academy, Rundle Colleges, Earnest Manning High School & Ambrose University. Convenient shopping & dining at the Aspen Landing, and a few other nearby shopping plaza. Westside Recreation Centre is only 5 minutes drive. Accessible to scenic pathways system, major traffic routes & public transit going to downtown or anyway in the city is easy.

#### Built in 2003

## **Essential Information**

MLS® # A2251273 Price \$1,529,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,440

Acres 0.21

Year Built 2003

Type Residential Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 94 Aspen Ridge Way Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5M2

#### **Amenities**

Amenities None Parking Spaces 3

Parking Garage Door Opener, Garage Faces Side, Insulated, Oversized,

Aggregate, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters,

Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows,

Walk-In Closet(s), Wet Bar, French Door, Sump Pump(s)

Appliances Dishwasher, Dryer, Garburator, Gas Stove, Refrigerator, Washer, Water

Softener, Window Coverings, Wall/Window Air Conditioner, Built-In

Oven, Double Oven, Water Purifier

Heating Boiler, In Floor, Fireplace(s)

Cooling Wall Unit(s)

Fireplace Yes # of Fireplaces 2

Fireplaces Basement, Gas, Gas Starter, Living Room, Blower Fan, Tile

Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot,

Gentle Sloping

Roof Rubber

Construction Stone, Stucco, Wood Frame, Wood Siding

Foundation Wood

#### **Additional Information**

Date Listed August 25th, 2025

52

Days on Market

Zoning R-G

HOA Fees 520

HOA Fees Freq. ANN

## **Listing Details**

Listing Office GSL Realty Ltd.

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