

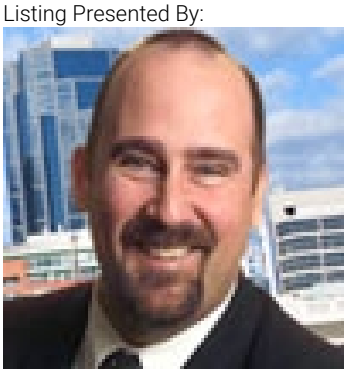
11 Aspen Vista Way Calgary Alberta

$1,680,000

Exceptional family home in sought-after Aspen Woods offering 3,985 sq ft of finished living space across three levels, including a fully finished 1,246 sq ft walkout lower level with private entrance. Soaring ceilings, abundant natural light and wide-plank white hardwood flooring set the tone throughout, pairing generous living spaces with a highly functional floor plan.The main level impresses with a dramatic 2-storey living room, expansive windows and a striking Crestal gas fireplace. A flexible front room serves as formal dining or den. The beautifully appointed kitchen features white shaker cabinetry, quartz countertops, waterfall eat-up island, induction cooktop, built-in oven and microwave, and walk-through pantry. A sunny breakfast nook opens onto the pergola-covered raised balcony overlooking the beautifully landscaped, west-facing backyard.Upstairs, hardwood continues through the living areas, where a spacious bonus room overlooks the living room below. The primary retreat features vaulted ceilings, custom walk-in closet and luxurious 5-pc ensuite with deep soaker tub, glass-enclosed shower, dual sinks and separate makeup vanity. Two additional bedrooms, each with walk-in closet, share a second 5-pc bath.The walkout lower level is a huge bonus and where this home truly adapts to how you live. Bright and welcoming with large windows and a cozy gas fireplace framed by built-in shelving, it makes a fantastic family entertaining space, with the kitchenette doubling as a stylish bar for movie nights and gatherings, and the walkout opening directly to the backyard. It also offers a bedroom, separate den/flex space, 3-pc bath and dedicated laundry, and with its own private entrance and furnace is equally suited as a guest retreat, home office with client access, multigenerational/in-law living, or nanny suite. Fully legal as a suite, it also offers the option of ...

Other 14.58 Ft x 17.67 Ft
Other 17.08 Ft x 12.33 Ft
Den 8.92 Ft x 12.92 Ft
Bedroom 14.92 Ft x 11.17 Ft
3pc Bathroom 4.92 Ft x 9.08 Ft
Laundry room 3.08 Ft x 3.17 Ft
Other 10.08 Ft x 6.08 Ft
Laundry room 6.00 Ft x 7.42 Ft
2pc Bathroom 5.00 Ft x 5.83 Ft
Dining room 11.83 Ft x 12.92 Ft
Other 5.92 Ft x 9.25 Ft
Other 9.00 Ft x 10.92 Ft

Listing Presented By:



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Furnace 9.42 Ft x 18.25 Ft

Living room 15.25 Ft x 20.25 Ft

Pantry 9.00 Ft x 7.67 Ft

Other 13.92 Ft x 13.67 Ft

Bonus Room 17.67 Ft x 15.17 Ft

Primary Bedroom 15.17 Ft x 15.42 Ft

5pc Bathroom 10.25 Ft x 15.42 Ft