

# \$1,169,000 - 138 Aspen Acres Manor Sw, Calgary

MLS® #A2210624

**\$1,169,000**

5 Bedroom, 4.00 Bathroom, 2,451 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Superb family home tucked away on a quiet street in the desirable community of Aspen Woods. Stunning 4 bedroom, 3.5 bath home with over 3400 sq ft of developed living space on 3 levels. Loads of built ins including 2 desks, closet organisers, dry bar, and hutch. Gourmet kitchen features beautiful granite countertops, with huge island, a gas stove, stainless steel appliances, walk through pantry, wine rack, coffee station. hutch with extra cabinetry. Breakfast nook is flooded with natural south light. Great room is accented by a modern gas fireplace with raised hearth, the staircase is also a striking feature, open, with wood railings and metal spindles and overlooks a central den with built in desks and cabinetry. Spacious mudroom has a walk-in closet, convenient bench and access to the large pantry., as well as access to the Double oversized garage( Which has a rough in for a gas heater) The primary bedroom is a true sanctuary: A south facing balcony; spa quality ensuite with double vanity, make up desk, corner oversized soaker tub, a private water, and separate freestanding shower; and walk-in closet with a built in coffee bar (built in fridge too!). The second bedroom is even larger than the primary, and has a built in desk just outside the door. Upper floor bedrooms all have spacious walk-in closets. Upper level central bonus room is built for family movie night! Upper floor laundry room is spacious with more cabinetry for easy storage. The lower level has a fourth bedroom, full bath and



a sprawling family room. The home also enjoys a south facing backyard.

Built in 2012

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210624    |
| Price          | \$1,169,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,451       |
| Acres          | 0.10        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 138 Aspen Acres Manor Sw |
| Subdivision | Aspen Woods              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H0W7                   |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Oversized, Garage Faces Front |
| # of Garages   | 2                                                                                   |

**Interior**

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                  |
| Cooling         | None                                                                                                     |
| Fireplace       | Yes                                                                                                      |
| # of Fireplaces | 1                                                                                                        |
| Fireplaces      | Gas, Raised Hearth, Great Room                                                                           |
| Has Basement    | Yes                                                                                                      |
| Basement        | Finished, Full                                                                                           |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                 |
| Lot Description   | Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Interior Lot |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Stone, Stucco                                                                                                         |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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