

\$1,598,800 - 94 Aspen Ridge Way Sw, Calgary

MLS® #A2223478

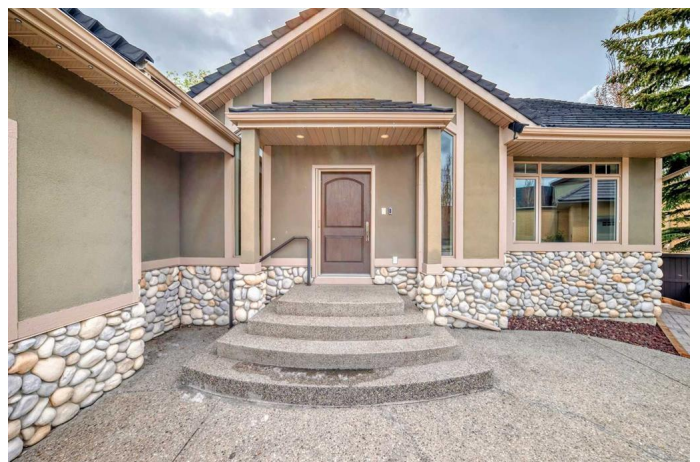
\$1,598,800

5 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.21 Acres

Aspen Woods, Calgary, Alberta

Rare find custom built walkout bungalow in the sought after community of Aspen Ridge Estate. The house sits on a pie shape lot of 9,200+sf. 4214sf living space, 5 bedrooms & 4 full bathrooms. It was built to be environmental friendly & energy efficient. Radiant in-floor heating on the main & basement level. The interior space is adorned with vaulted cathedral ceilings, Chesapeake hickory flooring and magnificent windows bringing in bright natural sunlight. The functional kitchen 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. It 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 quietly tucked away in the southeast corner. It also has a door to the balcony. There is 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 loft area of over 400sf. 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 & a 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. The interlocking pitched roof system with recycled rubber shingles has a 50 year warranty and is transferrable to new owner. Numerous upgrades were done to the house in the last 3 years, including (1) backyard landscaping approximately \$60,000; (2) lifted & sealed the front aggregated driveway; (3) redid garage floors, painted walls, installed new shelves & racks; (4) replaced 2 new high-efficiency wall-hung boilers and glyco feeder/pump, \$25,000; (5) installed radon gas mitigation system with a live monitor, \$3000; (6) sand and painted the entire exterior of the house; (7) installed gemstone lights outside the house. It is controlled by an app; (8) changed thermostats & some lights to led with wifi control; (9) security systems: installed rings doorbells & 6 cameras around the house for monitoring purpose. They can be accessed from an app. Add 2 smart locks to garage door and the door to walkout; (10) install drinking water filtering system in the kitchen, \$1750; (11) Update all bathroom fans to quiet high-efficient model; (12) install some leaf filter guards to some gutters. The home is close to some of Calgary's most prestigious private & public schools, shopping plaza, Westside Recreation Centre, parks, walking & bike paths. Excellent public transit. Easy access to major traffic routes to downtown or anyway in the city.

Built in 2003

Essential Information

MLS® #	A2223478
Price	\$1,598,800
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, Insulated, Oversized, Triple Garage Attached, Aggregate, Garage Faces Side
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Stove, Refrigerator, Wall/Window Air Conditioner, Washer, Water Purifier, Water Softener, Window Coverings, Double Oven
Heating	Boiler, In Floor, Fireplace(s)
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Gas, Gas Starter, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot

Roof	Rubber
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	May 23rd, 2025
Days on Market	4
Zoning	R-G
HOA Fees	520
HOA Fees Freq.	ANN

Listing Details

Listing Office	GSL Realty Ltd.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.