

# \$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
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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	16
Zoning	R-G

### **Listing Details**

Listing Office	Bow Realty
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