

\$1,499,000 - 94 Aspen Ridge Way Sw, Calgary

MLS® #A2251273

\$1,499,000

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 quietly 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	\$1,499,000
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
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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, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Double Oven, Garburator, Water Purifier, Water Softener
Heating	Fireplace(s), Boiler, In Floor
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Gas, Living Room, Basement, Gas Starter, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Pie Shaped Lot, Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind
Roof	Rubber
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	August 25th, 2025
Days on Market	72
Zoning	R-G
HOA Fees	520
HOA Fees Freq.	ANN

Listing Details

Listing Office	GSL Realty Ltd.
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