

# \$639,900 - 38 Aspen Heights Way, Innisfail

MLS® #A2248507

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,751 sqft

Residential on 0.14 Acres

Upland Aspen, Innisfail, Alberta

Welcome to this meticulously cared-for home In the desired neighbourhood of Upland Aspen. This home offers elegance, functionality, and style across all three fully finished levels. The main floor features stunning hardwood floors and an open-concept layout, centered around a beautiful kitchen with maple cabinets, quartz countertops, large island, quality appliances (reverse osmosis connected to the fridge), granite sink, & pantry – perfect for both everyday living and entertaining. Upstairs, you'll find spacious bedrooms and a luxurious primary suite with a spa-inspired ensuite. The lower level is fully finished, with a large family room or home theatre with its built-in Sonance surround sound speakers, – whatever suits your lifestyle, a bar, large bedroom, home office & 3 pc. bath finish off the lower level.

Step outside to a backyard oasis that's truly – to die for – beautifully landscaped, fully fenced, a covered heated deck as well as a hot tub, BBQ area, and lower cement patio, many areas for you to choose from for relaxing or hosting summer gatherings.

This home has had many upgrades recently, just a few to mention are new shingles (25 yr) in 2023, Canexel siding 2021, roller shades surrounding deck for privacy or to keep the weather out, ensuite and bathroom upstairs renovation in 2021, new top of the line vinyl fence. Some extras this home has are zebra



blinds as well as privacy blinds on main floor, endless curbing, 10ft high output single tube Calcan heater on deck, Arctic Spa hot tub, cement pad in front for a small RV/boat or extra parking. 10x12 shed with 120V power. Every square inch of this home from top to bottom, has been lovingly maintained and shows pride of ownership throughout. Just move in and enjoy.

Built in 2006

### **Essential Information**

MLS® #	A2248507
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,751
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	38 Aspen Heights Way
Subdivision	Upland Aspen
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G 1Y5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Tankless Water Heater
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	August 14th, 2025
Zoning	R-1B

## Listing Details

Listing Office	Coldwell Banker OnTrack Realty
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