



**GRASSROOTS**  
REALTY GROUP

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**549 Aspen Glen Place SW**  
**Calgary, Alberta**

**MLS # A2213550**



**\$1,800,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,269 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Projector and screen, garage shelving		

Welcome to 549 Aspen Glen Place – A Rare Custom Estate Backing onto Scenic Trails. Discover this exceptional custom-built estate home, ideally situated on a quiet cul-de-sac and backing directly onto a picturesque walking and biking trail. Nestled on a generous pie-shaped lot, this property offers a seamless blend of privacy, natural beauty, and refined living. Step inside to a bright and inviting open-concept main level featuring 9-foot ceilings, rich wood built-ins, and abundant natural light. The elegant living, dining, and kitchen areas flow effortlessly onto a spacious deck—perfect for entertaining or relaxing—overlooking the expansive backyard and lush garden. A versatile den or additional bedroom, a full 3-piece bath, and a functional mudroom with direct access to the heated triple-car garage complete the main floor. The fully developed walk-out basement is designed for comfort and entertaining, boasting in-floor heating, a spacious rec room with a wet bar, built-in projector, screen, and speakers, a bedroom, and a full 4-piece bathroom. Step outside to enjoy the tranquil patio, nestled beside a creek and a serene natural pond. Upstairs, unwind in the cozy bonus room or retreat to the luxurious primary suite, featuring dual walk-in closets and a spa-inspired 5-piece ensuite with in-floor heating and a steam shower. Two oversized bedrooms, a well-appointed 5-piece bathroom, and a conveniently located laundry room complete the upper level. Ideally located near the LRT, Aspen Landing's shops and amenities, and top-rated public and private schools, this home offers the perfect balance of nature, space, and convenience. Don't miss your chance to call this stunning property home—book your private showing today!

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