



**GRASSROOTS**  
REALTY GROUP

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**35 Aspen Stone Way SW**  
**Calgary, Alberta**

**MLS # A2239044**



**\$1,468,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aspen Woods  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,947 sq.ft.   | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot  |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, See Remarks  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, See Remarks, Suite, Walk-Out To Grade   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, No Animal Home, No Smoking Home, See Remarks |                   |     |

**Inclusions:** In Basement: Gas Cooktop, Dishwasher, Refrigerator, Microwave with Hood Fan, Washer/Dryer

OPEN HOUSE ON SATURDAY JULY 12 FROM 2:00 TO 4:00 PM: This Impressive home is in a perfect location with legal Suite, separate Patio and backyard. It is walking distance to Webber Academy, Calgary Academy, also near Rundle Academy, near Calgary French & International School and Aspen Landing Shopping Centre. This house is customized with enlarge Family room, full house width Deck, huge terrace attached with Master bed room, Lots of upgrades including A large modern kitchen that comes complete with Stainless Steel Appliances (Gas cooktop and in-built Oven with Microwave), GRANITE counters, A cozy family room with a 3-sided natural gas fireplace. hard-wood floors through out the main floor area. large pantry & tiled mudroom with many built ins. 9' ceilings, and a den or dinning room on main floor. 6 good size bedrooms, Guest room at main floor, 5 bathrooms, a large vaulted BONUS ROOM or bedroom for the whole family to enjoy. Master Bedroom with luxury ensuite, Other upgrades built-in shelving, extended nook area, designer backsplash, upgraded spindles & carpets. Large West facing windows allows a great amount of sunlight, Fresh new paint through out the whole house. Back yard retaining wall. Huge parking space (6 Cars/Trucks) at the extended drive way and new concrete slab at house side front to back side Patio. Also there is lot of parking space at house side for guests. Walk out to Grade Legal Suite: Never used & brand new Walk-out to Grade legal Suite 1319 Sq. feet, just like a fully privatized full scale one level house with own back yard, Concrete Patio, Lot of big size 10# windows and complete privacy. This legal Suite includes 3 spacious Bedrooms, Family room, formal dinning area, spacious kitchen, separate Laundry and 2 bathrooms. Gas stove, Micro wave with Oven, Dishwasher, Refrigerators.

With amazing neighbors in  
a wonderful community, we are confident you will be proud to call this your luxury & lavish living home! Book your showings now.