



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**59 Aspen Meadows Green SW
Calgary, Alberta**

MLS # A2243767



\$1,159,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,695 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: TV & Sound Bar in Living room.

Fabulous 2,695 sq. ft. above grade and over 3,700 sq. ft. of total developed living space including a walkout basement, offering 3 spacious bedrooms and 3.5 bathrooms. At the heart of this home is a grand living room at the back of the house with soaring 12-foot ceilings, a striking fireplace with custom built-ins, and large windows that fill the space with natural light. This impressive space also includes the large mounted TV and sound bar. The massive chef's kitchen impresses with a premium Wolf gas stove, professional-grade stainless steel appliances, an abundance of cabinetry, and an oversized granite island that easily accommodates family and friends. The main floor also features a welcoming living room with a gas fireplace and built-ins off the front entry, as well as a formal dining room framed by elegant coffered ceilings. Patio doors open to a sunny south-facing deck and backyard with no rear neighbors, providing exceptional privacy for outdoor dining and relaxation. Upstairs, a curved staircase leads to three generously sized bedrooms, including a luxurious primary suite with vaulted ceilings, its own fireplace, an exceptional vaulted dressing room, and a spa-inspired vaulted ensuite with dual vanities, a skylight, and a relaxing soaker tub. The spacious laundry room is conveniently located on this level. The walkout lower level is bright and inviting, offering a huge rec room, a wet bar, and a full bathroom, making it ideal for entertaining or extended family living. Situated at the end of a quiet cul-de-sac with a sunny south backyard and no rear neighbors, this home is close to top-rated public and private schools, the LRT, Westside Recreation Centre, Aspen Landing, and an array of shops and restaurants.

Copyright (c) 2025 . Listing data courtesy of 2% Realty. Information is believed to be reliable but not guaranteed.