



GRASSROOTS
REALTY GROUP

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113 Aspen Stone Place SW
Calgary, Alberta

MLS # A2254375



\$1,200,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,737 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Shed, Play Structure, Kitchen Table, alarm system (no contract)		

Welcome home to Aspen Woods in your new 5-bedroom + office house with over 2700 sq ft of above-grade space plus a finished basement. This executive air-conditioned home is on a large pie-shaped lot with no neighbours behind and on a quiet cul-de-sac on a no-through road with a playground around the corner. The main floor of the home has an inviting foyer with freshly painted double doors (this makes moving large items a breeze) and two closets, including a rare walk-in closet at the entry. Notably, this home is entirely carpet-free: cherry hardwood on the main floor, oak hardwood upstairs, and durable vinyl plank in the basement. There is a formal dining room and a private office on the main floor plus a spacious kitchen/dining/living room. The oversized garage has tall ceilings and could fit a small lift. The laundry is located off the entry to the garage with more closet space. The chef's kitchen has an enormous island with a matching kitchen table that can be used as an extension of the island. There is a gas range, multiple pantries, a trash compactor, a wine fridge, display areas, and more! You can also catch glimpses of the mountains while sitting at the kitchen table. The living room has built-in wall shelves, a gas fireplace, and big windows to the east. The backyard is designed for both relaxation and play, with a two-tier deck, large shed, play structure, mature landscaping, and two productive apple trees—all on a nearly 7,000 sq. ft. lot. Upstairs is extremely spacious with a large bonus room with vaulted ceilings and built-in shelving, a grand primary bedroom, and three secondary bedrooms. The primary bedroom gets warm morning light and has a 5-piece ensuite and a walk-in closet with custom organizers. The remaining 3 bedrooms upstairs share a bathroom with dual sinks and a separate area for the bathtub & toilet. The westerly bedrooms

have great views of the Rockies and Foothills to wake up to. The upper two floors also have built-in ceiling speakers. The fully finished basement includes a fifth bedroom with a built-in sink (ideal for a home-based business requiring a sink), a spa-inspired bathroom with multi-head shower, a wet bar, large bright windows, and ample storage, including a finished space under the stairs. Aspen Woods is a premier neighbourhood of Calgary with lots of local shops, quick access to the mountains, and a choice selection of schools, including Webber Academy, Rundle College, Guardian Angel Catholic, and Dr. Roberta Bondar Elementary. This stately Aspen Woods property blends elegance, functionality, and family-friendly features—ready to welcome you home.