



GRASSROOTS
REALTY GROUP

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60 Aspen Woods Park SW
Calgary, Alberta

MLS # A2254627



\$1,298,800

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar		

Inclusions: na

Immerse yourself in elevated living within this brand-new, never-lived-in Truman "Forte" residence, where sophistication and architectural finesse converge over 2,800 sq ft of exquisite living space. This home is a showcase of understated luxury, featuring an all-white and cream palette complemented by modern floors and striking 8 ft doors from the entry all throughout the main level accentuated by soaring 9 ft ceilings & a signature of grandeur and open space. The gourmet kitchen is a culinary sanctuary, adorned with gleaming quartz countertops, custom cabinetry with undermount lighting, and a premium stainless steel appliance package, including a gas range. The seamless flow extends to the vinyl deck & perfect for al fresco dining & complete with a gas line for BBQs. Upstairs, retreat to the serene primary suite, a sanctuary of tranquility with a 5 pc spa-inspired ensuite that exudes sophistication. Double vanities, a deep soaker tub, and a glass-enclosed shower are framed by crisp white finishes and gleaming chrome accents. Three additional bedrooms share a stunning 5 pc family bath, and a spacious bonus room offers a welcoming space for relaxation or a home office. The fully finished basement is a masterpiece of versatility, featuring a wet bar, expansive recreation room, private guest suite, and a luxurious 4 pc bathroom & all with the same exquisite design continuity. The separate entrance provides added privacy and functionality, making it ideal for entertaining or multi-generational living. The meticulously crafted exterior showcases stucco and Hardie board siding, harmonizing beauty and durability. Built to Truman's Benchmark specifications, this home is a testament to quality, with a Vacu-Flo rough-in, security system rough-in, and a substantial 80-gallon high-efficiency hot water tank providing continuous comfort. Situated in

one of Calgary’s most prestigious communities, this residence offers an unparalleled lifestyle with proximity to Aspen Landing’s upscale shopping and dining, the Westside Rec Center, and premier schools such as Webber Academy, Rundle College, and Ernest Manning High School. Discover the epitome of luxurious living where timeless design meets exceptional craftsmanship – a haven of sophistication with a palette of white and cream accented by rich, dark hardwood floors.