



GRASSROOTS
REALTY GROUP

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

MLS # A2255830



\$1,198,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,106 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: Alarm system (no contract), one TV and mount

Welcome to this beautifully appointed 3,785 sq ft estate home nestled on a quiet street in the heart of Aspen. This elegant 4-bedroom, 5-bath residence offers timeless sophistication and modern comfort, surrounded by top schools, shopping, and recreation. Step into a bright and inviting main level featuring a grand curved staircase and rich hardwood floors that carry throughout. Entertain effortlessly with a formal living room, elegant dining area, and a warm, welcoming family room centered around a cozy gas fireplace. The gourmet kitchen is a chef's dream—showcasing granite countertops, a large island with seating, premium stainless steel appliances, and a sunny breakfast nook that opens onto a private backyard. Enjoy outdoor living with a covered deck, fenced yard, and mature landscaping offering privacy and tranquility. Additional highlights include central air conditioning for year-round comfort and a spacious double garage. Upstairs, the luxurious primary suite features a double-sided fireplace, expansive walk-in closet, and a spa-inspired ensuite with a soaker tub and multi-jet shower. Two additional spacious bedrooms, a full bath, and a convenient upper laundry room complete this level. The third floor offers a versatile bonus loft with a skylight, wet bar, fireplace, balcony, and a powder room—ideal as a home office, library, games room, or studio. The fully developed basement is designed for relaxation and functionality, featuring in-floor heating, a large recreation area, fourth bedroom, and a full bathroom. Located just steps from walking paths, playgrounds, and green spaces, this home also offers quick access to Webber Academy, Rundle College, Calgary Academy, and top-ranked public schools. Minutes from Aspen Landing Shopping Centre, you'll find boutique stores, restaurants, coffee shops, and essential services. Recreational

opportunities abound at Westside Rec Centre, Canada Olympic Park, and nearby golf courses. With easy access to downtown via Bow Trail, 17th Avenue, or the 69th Street LRT station, plus a convenient route to the mountains, this is Aspen living at its finest.