



GRASSROOTS
REALTY GROUP

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

MLS # A2261815



\$1,169,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot, Underground Sprinklers, Waterfall		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Walk-Out To Grade

Exterior: Brick, Concrete, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Welcome to an exquisite residence nestled in the prestigious Aspen Meadows Green SW, where LUXURY MEETS ELEGANCE in a truly remarkable setting. This pristine home boasts an array of high end features and extras, offering a blend of sophistication and functionality rarely found on the market. The chef's dream kitchen, complete with a butler's pantry is designed to inspire culinary masterpieces. This space seamlessly flows into generously sized rooms filled with natural light, surrounded by beautiful built-ins, creating an ambiance of comfort and elegance. The SPECTACULAR COVERED REAR DECK, a true outdoor oasis featuring a COZY fireplace and skylights. This beautiful deck overlooks an immaculately landscaped backyard, fostering a serene environment that must be seen to be believed. The fully finished WALKOUT BASEMENT is an entertainer's delight, featuring a massive family room with a full wall of custom built cabinetry and offering stunning views of the lush, park like yard. Enjoy the convenience of in floor heating in the basement, two upper level bedrooms and the garage, ensuring warmth and comfort throughout. Recent top quality updates make this home a superior investment. Enjoy the benefit of double GE Profile built-in ovens installed in '25, fireplaces in the living and dining room '20. The home features an updated furnace and central air; a hot water tank and water softener from '20, humidifier and electronic air cleaner '22; recently replaced central vacuum hoses and a beater bar. The garage has custom built-ins, grid walls and organizers all by Premier Garage. Finally, the professionally landscaped yard, complete with a water feature and underground sprinkler system, enhances the home's exterior appeal, offering a tranquil retreat. This property is A TRUE TESTAMENT TO HIGH QUALITY LIVING. Situated on a quiet

family friendly cul-de-sac with quick easy access to the LRT station, downtown and the mountains.