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## 38 Aspen Meadows Park SW Calgary, Alberta

MLS # A2265246



\$1,849,900

Division: Aspen Woods Residential/House Type: Style: 2 Storey Size: 4,474 sq.ft. Age: 2006 (19 yrs old) **Beds:** Baths: 3 full / 1 half Garage: Triple Garage Attached Lot Size: 0.16 Acre Lot Feat: Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Re

**Heating:** Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Walk-Up To Grade Exterior: Zoning: Stucco, Wood Frame R-G Foundation: **Utilities: Poured Concrete** 

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions:

N/A

OPEN HOUSE ON SATURDAY, oCT. 18 @ 2:00PM - 4:00PM. ALERT! Under \$1.85M! Experience the epitome of elegance and comfort in this exquisite Aspen Woods estate. Perfectly positioned on a quiet cul-de-sac, this luxury residence offers over 4,470 sq. ft. of refined living space above grade, blending timeless design with exceptional craftsmanship. Ideally situated just minutes from premier shopping, the C-Train, and Westside Recreation Centre, this home is surrounded by top-rated schools — walking distance to Rundle College, Ernest Manning High School, and Griffith Woods School (K–G9), with Webber Academy and Calgary French & International School only a short drive away. Step inside to discover a thoughtfully designed interior where sophisticated finishes meet classic style. The gourmet kitchen is a true showpiece, featuring ceiling-height cabinetry, granite countertops, a walk-in pantry, a butler's pantry, and high-end appliances. It flows seamlessly into the generous living area, creating the perfect setting for both relaxed everyday living and elegant entertaining. A main floor office with custom built-ins and rich hardwood floors throughout further elevate the home's refined character. Upstairs, the grand primary retreat offers a serene sitting area, a spa-inspired 5-piece ensuite with in-floor heating, and a spacious walk-in closet. Two additional bedrooms — including one with its own walk-in — and a sunlit bonus room provide a warm and welcoming space for family living. The fully finished walk-up basement adds exceptional versatility with a spacious media room, wet bar, recreation area, and an additional bedroom — ideal for guests or extended family. Comfort is enhanced with in-floor heating in the basement. central air conditioning, and a newly installed hot water tank, ensuring year-round ease and efficiency. Outside,

