



**GRASSROOTS**  
REALTY GROUP

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**38 Aspen Meadows Park SW  
Calgary, Alberta**

**MLS # A2265246**



**\$1,799,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

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&ndash;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, the beautifully landscaped backyard offers a private and peaceful retreat for

outdoor enjoyment. This remarkable property presents a rare opportunity to own a luxury home that perfectly blends elegance, comfort, and an unbeatable Aspen Woods location.