



**60 Aspen Woods Park SW  
Calgary, Alberta**

**MLS # A2277029**



**\$1,250,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behin		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer

**Features:** Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Experience refined modern living in this brand-new Truman-built "Forte" home, perfectly positioned in the prestigious community of Aspen Woods. With over 2,900 sq. ft. of fully developed living space, including a professionally finished basement, this west-facing property backs onto green space and offers both luxury and functionality in a truly move-in-ready residence. The main level is thoughtfully designed with 9 ft ceilings, elegant 8 ft doors, upgraded lighting, and luxury vinyl plank flooring that extends throughout the main floor and basement. A striking gas fireplace with a full-height marble surround anchors the open living area, creating a sophisticated focal point for everyday living and entertaining. At the heart of the home, the chef-inspired kitchen features full-height cabinetry, quartz countertops, a walk-through pantry, and an upgraded SS appliance package including a gas stove, chimney-style hood fan, and built-in microwave. The adjacent dining area opens onto a west-facing Duradeck-finished deck with a gas line, ideal for outdoor gatherings and sunset views. The upper level offers 4 generously sized bedrooms, a bright bonus room enhanced by dual windows, and a conveniently located laundry room. The primary suite is a private retreat, complete with a spa-like ensuite showcasing an upgraded glass shower, standalone soaker tub, and refined finishes. Upgraded carpeting adds warmth and comfort throughout the upper floor. A separate side entrance leads to the fully finished basement, which expands the home's versatility with a spacious recreation room, wet bar, bedroom, and a full 4-piece bathroom—perfect for guests or multi-generational living. Luxury vinyl plank flooring continues on this level, maintaining both style and durability. Additional features include a finished garage, thoughtfully upgraded lighting, and

Truman's renowned build quality. Located close to top-rated schools, LRT access, shopping centres, downtown Calgary, and major transportation routes, this exceptional home delivers a seamless blend of elegance, comfort, and convenience in one of Calgary's most desirable west-side neighbourhoods.