



GRASSROOTS
REALTY GROUP

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105 Aspen Stone Road SW
Calgary, Alberta

MLS # A2277348



\$1,199,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,324 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Open House: Feb 01(Sunday) 1:00-3:00 pm. TRIPLE CAR GARAGE | WALKOUT BASEMENT | ASPEN WOODS | TOP-RANKED PUBLIC & PRIVATE SCHOOLS. Welcome to this stunning family home located in the highly sought-after community of Aspen Woods. Offering over 3,350 sq. ft. of developed living space, this exceptional residence features 4 bedrooms, 4 bathrooms, a spacious triple attached garage, and sits on a generous lot—perfect for a growing family. Upon entry, you are greeted by soaring vaulted ceilings that create an immediate sense of space and elegance. The main floor showcases polished maple hardwood flooring and a versatile flex room, ideal for a home office, formal dining area, or playroom. The chef-inspired kitchen is equipped with premium stainless steel appliances, including a Bosch gas cooktop, Bosch dishwasher, built-in oven and microwave, wine cooler, and a massive granite island with seating for five. A cozy breakfast nook and large pantry complete this functional and stylish space. Upstairs, enjoy a spacious vaulted bonus room with a built-in sound system, two generously sized children’s bedrooms, and a luxurious primary retreat featuring a jetted tub and separate shower. The walkout basement is flooded with natural light and includes the fourth bedroom, a 3-piece bathroom, a comfortable living area, and a wet bar—perfect for an in-law suite, guest quarters, or teenage retreat. Step outside to a beautifully landscaped backyard featuring a covered patio, flower beds, planters, and a freshly painted full-width deck with BBQ gas hookup and stairs leading to the yard—ideal for outdoor entertaining. Recent updates include: New quartz countertops in all bathrooms and the wet bar. Fresh paint throughout the main and upper floors. Refinished hardwood floors on the main level. Ideally located within walking

distance to Webber Academy, Dr. Robert Bondar School, Guardian Angel School (K–6), and Aspen Landing Shopping Centre, and just minutes from Calgary Academy and Ernest Manning High School, this home offers unparalleled access to Calgary’s top public and private schools, parks, and public transit. A rare opportunity to own a beautifully updated family home in one of Calgary’s most prestigious communities.