



GRASSROOTS
REALTY GROUP

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67 Aspen Vista Way SW
Calgary, Alberta

MLS # A2278934



\$1,750,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,154 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

3,155 SQ.FT. | 3 BEDS | 2.5 BATHS | HOME OFFICE | 3-CAR GARAGE | SOUTH-FACING WALKOUT | BACKING GREENSPACE | DESIGNER FINISHINGS | Set on a rare south-facing walkout lot backing onto a walking path, this executive home offers one of the finest opportunities in Aspen Woods. Natural light pours through the main level, highlighting the soaring vaulted ceilings of the great room, upgraded hardwood floors, refined millwork, and statement light fixtures, all anchored by an elegant curved staircase. The gourmet kitchen is built for both everyday living and entertaining, with endless storage, quartz countertops, above- and under-cabinet lighting, and premium appliances including a Sub-Zero refrigerator, Wolf induction cooktop, chimney-style range hood, and built-in microwave and wall oven. A generous dining area opens through double patio doors to the south backyard, extending the living space outdoors. The main floor also features a closed office, half bath, and a functional mudroom with an oversized walk-in pantry. Upstairs, a large bonus room separates the primary retreat from the secondary bedrooms. The primary suite offers a true escape with a 5-piece ensuite including a soaker tub, dual vanities, stand-alone shower, and a spacious walk-in closet. Two additional bedrooms, a 5-piece main bath, and a full laundry room complete the upper level. The walkout basement is unfinished and ready for your vision, with direct access to the backyard and pathways beyond. A triple car garage, high-end finishes throughout, and an unbeatable location close to downtown, 17th Avenue's shops and restaurants, Market Mall, Foothills Hospital, parks, and golf courses make this a standout opportunity to own a walkout home in Aspen Woods.

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