



**GRASSROOTS**  
REALTY GROUP

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**53 Aspen Stone Road SW  
Calgary, Alberta**

**MLS # A2288250**



**\$1,680,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,333 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Open House 12:30-3PM, Saturday, February 28, 2026. Stunning Fully Finished Walkout Backing onto Green Space in Aspen Woods! Located in the sought-after community of Aspen Woods, this beautifully maintained 2-storey walkout offers an impressive 4,800 sq. ft. of total developed living space and true pride of ownership throughout. Backing onto green space and surrounded by great neighbours, this home delivers luxury, space, and comfort in an exceptional location. A grand foyer with soaring "ceilings" welcomes you into a bright, open-concept layout filled with natural light from large windows on all three levels. Elegant wrought iron railings accent the staircase throughout. The gourmet kitchen features stainless steel appliances, custom cabinetry and hood fan, granite countertops, a large island, and a walk-through pantry with ample storage. The main floor also includes a den, formal dining room, and a cozy family room with gas fireplace. Step onto the west-facing deck to enjoy sunshine and peaceful green space views. Upstairs offers a spacious bonus room with a grand chandelier, a luxurious primary suite with sitting area, gas fireplace, dream walk-in closet, and a 5-piece ensuite with upgraded shower and corner jetted tub. Two additional bedrooms, a 5-piece main bath, and upper laundry complete the level. The fully finished walkout basement features in-floor heating, two more bedrooms, a 4-piece bath, wet bar, and gas fireplace—ideal for entertaining or extended family. A finished oversized garage and numerous upgrades—including new furnaces (2023 & 2025), tankless hot water (2026), in-floor heating system updates (2026), new window coverings (2025), upgraded lighting (2025), and fresh paint (2026)—add even more value. Close to top private and public schools, shopping, parks, LRT, downtown, and Stoney Trail,

this is an exceptional opportunity in one of Calgary's most desirable communities. Please click the [Virtual Tours](#) for more detail!