



**212 Aspen Meadows Court SW
Calgary, Alberta**

MLS # A2104500



\$2,295,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,836 sq.ft.	Age:	2007 (17 yrs old)
Beds:	7	Baths:	6 full / 1 half
Garage:	Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Pie Sha		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 68
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	List Available		

Exceptional Aspen Woods Estate home on a large pie lot awaits new owners. This custom home impresses inside and out. Every detail has been taken care of right down to the landscaping and sprinkler system. The custom floor plan is open, and spacious with plenty of room for a large family with 7 bedrooms and 7 bathrooms. With 5 of the bedrooms having a private ensuite. As you enter the home you will appreciate the oversized entry with views into the dining area, den, and the living room with vaulted ceiling. From the living room, you flow into the top-of-the-line kitchen built for entertaining with a large kitchen island, loads of prep area, granite counters, and in the kitchen dining area. Appliances include Viking and SubZero. This forward-thinking layout includes two master bedrooms, one on the main floor and one on the 2nd level. The main floor master would be a great spot for a nanny or grandparents. The 2nd level has 3 large bedrooms and the largest master bedroom which is complete with a luxurious ensuite bathroom and steam shower. The basement level is spacious and open like the rest of the home. As you come into the basement you notice the custom woodworking that was on the main and upper floor has been continued throughout the basement as well. Custom elements include wood accents, built-ins, doors, railings, and closet organizers. The basement level includes a media room with a 92" screen and 7.1 audio, a games room perfect for a pool table, and a second family room with built-ins and TV. area, and a large bar area with lots of seating, dishwasher, wine cooler, and a beverage cooler. Two additional bedrooms are included in the basement along with loads of storage space and direct access from the garage into the basement. The parking area includes a heated triple-car garage (oversized) and room for 4 additional vehicles for guests on the

driveway. Book your private showing today.