



**19 Aspen Meadows Manor SW
Calgary, Alberta**

MLS # A2130918



\$1,729,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,139 sq.ft.	Age:	2007 (17 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt

Basement: Finished, Full, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Wet Bar

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

****OPEN HOUSE: 2-4 PM SAT June 29, 2024.**** Welcome to your new estate home located on Aspen Ridge in the wonderful family community of Aspen Woods. This walkout home is situated on a large lot and features over 4500 sqft of total living quarters with luxury craftsmanship and woodworking finishes throughout your new home. Your estate home offers 5 bedrooms, 5 full baths and 1 half baths with 3 master suites and an amazing open floor plan with a sunny south backyard. Upon entering this luxury home, you will find a grand entrance leading to a spacious office, formal dining room. vaulted ceiling in the living room. Chef's dream kitchen loaded with ceiling height cabinets, granite countertops. Walkthrough pantry and a mudroom/laundry room with a sink and 2 piece bath finished the main level. Master bedroom boasts a spa-like ensuite with cast iron claw-foot tub & steam shower. huge walk-in closet with skylights. The second bedroom comes with an ensuite as well. 2 more great sized bedrooms with a shared full bathroom complete the upper level. The south facing lower level walkout is fully finished with heated floor throughout, an additional master suite featuring an ensuite. Completing the walkout is a jaym, wet bar, and a large recreation room leading out to your backyard patio. Many recent upgrades such as 2 new furnaces and an in-floor heating boiler in 2020. Upgraded underground sprinkler system. This home is within walking distance to Rundle, Webber, LRT, and shopping, along with amazing nature paths throughout the community with only 15 minutes to downtown and 45 to the mountains…this home is a must see to be appreciated.