

# \$1,275,000 - 24 Aspen Meadows Green Sw, Calgary

MLS® #A2219402

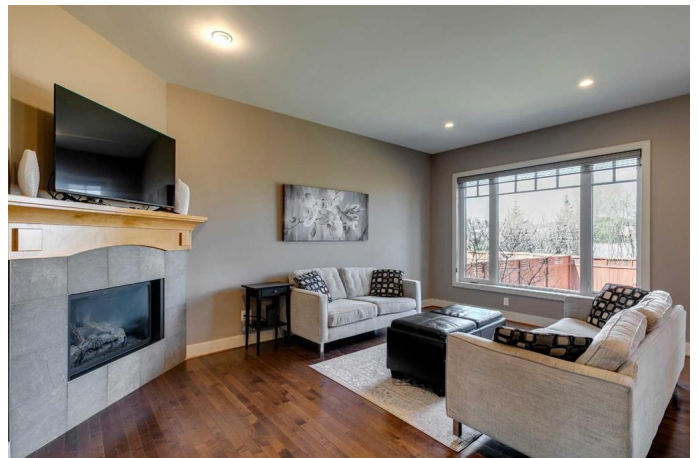
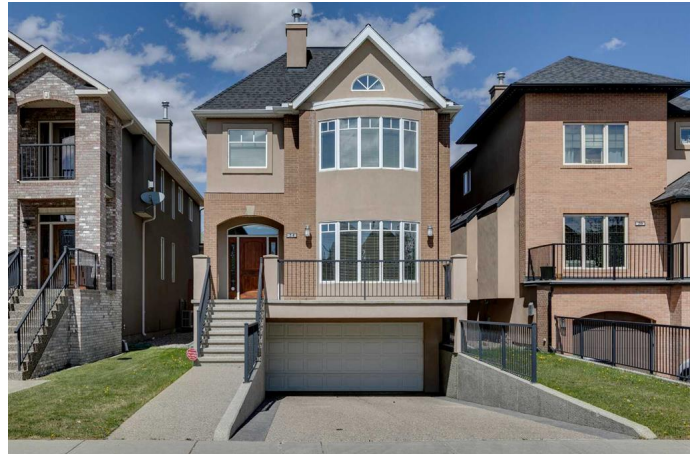
**\$1,275,000**

4 Bedroom, 5.00 Bathroom, 3,082 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

\*OPEN HOUSE: Saturday May 10th from 1-330PM.\* Welcome to this beautifully refined family home in the desirable community of Aspen Meadows. Offering 3,633 square feet of elegant living space across four levels, this residence features four bedrooms, five bathrooms, and an impressive list of upscale finishes. With a sweeping curved staircase, vaulted ceilings, rich hardwood flooring and elegant architectural details, every element has been thoughtfully designed for both everyday comfort and stylish entertaining. The main floor is warm and inviting, with a chef's kitchen that includes granite countertops, a large centre island with seating, stainless steel appliances and a sunny breakfast nook. From here, step outside to a covered deck that overlooks the beautifully landscaped, low-maintenance backyard. Enjoy both formal and casual living with a classic dining room, a formal living room, and a welcoming family room complete with a cozy gas fireplace. Upstairs, the spacious and serene primary suite offers vaulted ceilings, a 2 sided fireplace, generous walk-in closet and a luxurious ensuite bathroom with a soaker tub and multi-jet shower. Two additional bedrooms and a full bathroom complete this level, along with a convenient laundry room. The third floor offers a unique bonus space perfect for a home office or teen retreat, featuring a wet bar, fireplace, balcony and an additional powder room. The fully developed basement is warmed with in-floor heating and provides



even more space for a second family room and a fourth bedroom with a four-piece bathroom. The attached double garage offers plenty of room for parking and storage. This ideal location is just a short walk to the LRT, with easy access to downtown, Westside Recreation Centre, and the shops and restaurants of Aspen Landing. With a perfect blend of luxury, functionality and location, youâ€™ll make many happy memories in this lovely home!

Built in 2006

**Essential Information**

MLS® #	A2219402
Price	\$1,275,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,082
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	24 Aspen Meadows Green Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5J9

**Amenities**

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Double Sided, Family Room, Gas, Master Bedroom, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	603
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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