



**GRASSROOTS**

REALTY GROUP

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**24 Aspen Meadows Green SW  
Calgary, Alberta**

**MLS # A2288603**

**\$1,150,000**



<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,106 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** N/A

OPEN HOUSE SATURDAY, APR 11, 2-3PM More than 3,100 sq. ft. above grade and 3,785 sq. ft. total developed, this exceptional Aspen estate is one of the area's best values—tucked away on a quiet street and surrounded by top schools, premier shopping, and west-side amenities. From the moment you enter, you'll appreciate the home's timeless design with a grand curved staircase and rich hardwood floors throughout the main level. The layout is built for both everyday living and entertaining, featuring a formal living room, elegant dining area, and a warm family room anchored by a cozy gas fireplace. The gourmet kitchen is the heart of the home with granite countertops, a large island with seating, premium stainless steel appliances, and a bright breakfast nook that opens to the backyard—perfect for morning coffee and family dinners. Step outside to enjoy a private outdoor retreat with a covered deck, fenced yard, mature landscaping, underground sprinklers, and plenty of room to relax or host guests. Additional highlights include central air conditioning and a spacious double attached garage. Upstairs, the primary suite is a true escape with a double-sided fireplace, large walk-in closet, and a spa-inspired ensuite featuring a soaker tub and multi-jet shower. Two more generous bedrooms, a full bath, and upper laundry complete the second level. The third-floor loft adds a standout bonus space with skylight, wet bar, fireplace, balcony, and a powder room—ideal for a home office, library, studio, or games room. The fully developed basement is designed for comfort and versatility with in-floor heating, a large recreation area, a fourth bedroom, and a full bathroom—perfect for guests, teens, or extended family. Ideally located steps to pathways, parks, and playgrounds, and minutes to Webber Academy, Rundle College, Calgary

Academy, and highly regarded public schools. Enjoy quick access to Aspen Landing, Westside Rec Centre, Canada Olympic Park, nearby golf, the 69 Street LRT, and an easy commute downtown via Bow Trail or 17th Avenue&mdash;plus a convenient escape to the mountains. This is Aspen living at its best. Some images have been virtually/digitally staged to illustrate possible furnishings and layout.