



GRASSROOTS

REALTY GROUP

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

MLS # A2304477



\$1,238,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,684 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Skylight(s), Vinyl Windows		

Inclusions: N/A

Located in the highly sought-after community of Aspen Woods, this stunning custom-built Brownstone blends classic architecture with a refined urban transitional design, all within a quiet suburban setting. Showcasing exceptional pride of ownership, this luxurious home is thoughtfully upgraded throughout, featuring central A/C, hardwood flooring, granite countertops, instant hot water, in-floor heating, water softener and filtration systems, built-in speakers, California shutters, a dog wash station, a heated garage, and much more. Designed with both comfort and entertaining in mind, the chef-inspired kitchen is the heart of the home. It boasts an oversized island, gleaming granite countertops, dual sinks, stainless steel appliances, a 5-burner gas cooktop, built-in wall oven and microwave, a spacious pantry, and convenient access to the formal dining room. The bright and spacious family room features 12-foot ceilings, abundant natural light from its sunny south exposure, and opens onto a full-width deck overlooking the beautifully treed backyard. Upstairs, retreat to the luxurious primary suite, complete with a fireplace, an expansive designer walk-in closet, and a spa-inspired 5-piece ensuite featuring dual vanities, a soaker tub, and a glass shower with dual shower heads. This level also includes two additional generously sized bedrooms, a full bathroom, a home office/study, and a convenient laundry room. The fully developed walk-out basement extends your living space with a fourth bedroom, a 2-piece bath, a large recreation room, and a wet bar equipped with a dishwasher and wine fridge—perfect for entertaining. Sliding patio doors lead to a covered patio and private, landscaped backyard oasis with mature trees and a south-facing exposure. A screened-in hot tub (negotiable) enhances the outdoor experience. This home is designed to maximize indoor-outdoor living,

with all three levels above grade, a walk-out basement, a retractable awning on the deck, and a covered patio. Additional features include vaulted, coffered, and tray ceilings, light maple flooring, architectural columns, built-in shelving, a curved staircase with iron spindles, three fireplaces, and a built-in sound system. Practical features for everyday comfort include a built-in vacuum system, humidifier, ceiling fans, and energy-efficient custom shutters throughout. The oversized double attached garage is heated, and a well-designed mudroom offers built-in benches, cubbies, and a pet washing station. Situated on a private cul-de-sac, this home also features a charming enclosed front sunroom, allowing for year-round enjoyment of outdoor living. Aspen Woods is home to some of Calgary's most prestigious schools, including Webber Academy, Ambrose University, Rundle College, Ernest Manning High School, Calgary Academy, and Dr. Roberta Bondar School. With close proximity to Bow Trail, commuting downtown is quick and convenient, short walk to LRT.