



**GRASSROOTS**  
REALTY GROUP

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**78 Aspen Cliff Close SW  
Calgary, Alberta**

**MLS # A2306448**



**\$1,474,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,060 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, No Back Lane, No Neighbours Behind, Re		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

LUXURY LIVING|TOP OF THE LINE FINISHINGS|STUNNING VIEWS, this exquisite custom-built family home, by prestigious Crystal Creek Homes, has been nicely maintained by the original owner. Nestled on a quiet street in one of Calgary's most desirable Westside communities, this property is in a PRIME LOCATION, within walking distance to several public and private schools and only a 2-minute walk to Webber Academy. Offering a total of 4,268 sq. ft. of thoughtfully designed living space, this property features a total of 5 bedrooms, 3.5 baths, fully developed basement & oversized double-car garage with built-in storage lockers. The NW facing rear yard boasts an abundance of natural light while preserving your privacy. The WOW factor greets you throughout this home, pride of ownership, attention to detail with flow & functionality that you will truly appreciate. The main floor features 9' ceilings, an impressive open-riser staircase and maple hardwood flooring throughout. The chef-inspired kitchen is an impressive focal point featuring a massive 2-tiered island, granite countertops with a large food prep area, full height cabinetry, numerous built-in features, and an upgraded stainless-steel appliance package c/w built-in fridge, oven & gas cooktop. Privacy glass door separates the kitchen from the large walk-thru pantry which connects to the mudroom, offering generous storage space. Known for unique, non-traditional circulation, this home features a central stair landing—a "mid-level" room—acting as a bridge that connects the main living floor to upper bedrooms and lower-level spaces, creating distinct, functional zones. Specifically on your way up to the second level there is a large home office w/vaulted ceiling, and on the way to the lower level includes a whole home gym w/cork flooring. The upper layout includes a

huge primary suite with recently renovated ensuite featuring a walk-in steam shower, dual sinks, and large corner soaker tub. The 2 large kid's bedrooms boast plenty of room for study desks. Completing the upper level is a Bonus room enclosed by French doors, additional 4-pc bathroom and a separate laundry room. The lower level is fully developed with a large TV/entertainment area w/built in speakers, wet bar with granite countertops and wine/beverage fridge, games area, 5th bedroom, full 4-pc bath, and two separate storage areas. The home is complete with central air conditioning for your comfort on those warm summer nights. Complete with a huge rear yard and beautiful patio space. Aspen Woods is home to many other public and private schools including a brand-new middle school that is also within walking distance from this home, projected to be completed in 2029/2030. Offering beautiful parks & walking/bike paths, it is a short drive to Aspen Landing Shopping Centre, West 85th & West District, Westside Rec Centre and the 69th Street CTrain Station, plus convenient routes for weekend escapes to the mountains. An absolute must see!