



**GRASSROOTS**

REALTY GROUP

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**212 Aspen Meadows Place SW  
Calgary, Alberta**

**MLS # A2308069**



**\$1,599,999**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                      |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | Bungalow                         |               |                   |
| <b>Size:</b>     | 1,837 sq.ft.                     | <b>Age:</b>   | 2003 (23 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Driveway, Triple Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.24 Acre                        |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot                   |               |                   |

**Heating:** Central, Fireplace(s), Natural Gas

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cedar, Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Hot Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 223

**LLD:** -

**Zoning:** R-G

**Utilities:** -

Welcome to 212 Aspen Meadows Place SW, located in the highly desirable community of Aspen Woods. First time coming to market, this beautiful bungalow is tucked away on a quiet street in the Estate area of Aspen Meadows. The massive driveway leads you to a fully finished 3 car garage that has been recently renovated with epoxy floors, insulated and painted walls, heat and sound. Perfect for showing off your cars or storing all your equipment. As you enter the home you are greeted with a large arch way with a decorative ceiling and large columns. The main floor consists of an office/den, kitchen, dining room, living room, laundry room, two bedrooms and two full baths. The kitchen is fully equipped with high end SS Appliances, stone counter-tops, and a large pantry. A large dining room is close by along with a beautiful living area with vaulted ceilings and a gas fireplace. Down the hall you have your laundry room, two full baths and two bedrooms. The primary bedroom offers a large walk-in closet and a 5 piece en-suite. The walk-out basement is fully developed that includes a recreation room, family room, gym, wet-bar, powder room, storage room, utility room and a 3rd bedroom with a 4 piece en-suite. As you walk outside from the main floor you have a wrap around elevated deck with gas for a BBQ and a view of your amazing backyard. Below you have a fully landscaped yard with an amazing patio area with retaining wall, Hot-tub, seating area and the most beautifully manicured private backyard with no neighbors behind you. All this just steps away from Westside Recreation centre, City Transit, Aspen Landing, Schools, Restaurants & Bars. You are also just minutes away from Stoney Trail and the Trans-Canada Highway to the Mountains.