



**95 Aspen Stone Terrace SW  
Calgary, Alberta**

**MLS # A2319487**



**\$890,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,030 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** TV Brackets (Basement), Shed, Tire/Ski Rack

Nestled in the prestigious community of Aspen Woods, this beautifully renovated and refreshed home offers the perfect blend of modern elegance, functional design, and an exceptional location. Featuring 4 bedrooms, 3.5 bathrooms, and thoughtfully updated finishes throughout, this residence is designed to impress from the moment you step inside. The bright and inviting main floor showcases a spacious open-concept layout filled with natural light. The heart of the home is the stunning kitchen, where crisp cabinetry, quality finishes, and generous prep space create an ideal setting for both everyday living and entertaining. The kitchen flows seamlessly into the dining area and welcoming living room, creating a warm and connected space for family gatherings, special occasions, or relaxing evenings at home. Upstairs, the spacious primary retreat provides a peaceful escape complete with a beautifully appointed ensuite and ample closet space. Additional bedrooms offer flexibility for growing families, guests, or home office needs, while the thoughtfully designed upper level ensures both comfort and privacy. The fully finished lower level expands the living space with an additional bedroom, full bathroom, and versatile recreation area, perfect for movie nights, a fitness space, children's play area, or hosting overnight guests. One of the home's most desirable features is its private setting with no rear neighbours, allowing you to enjoy peaceful views and enhanced privacy rarely found in such a sought-after location. The backyard provides the perfect backdrop for summer barbecues, morning coffee, and outdoor entertaining. Living in Aspen Woods means enjoying one of Calgary's most desirable west-side communities. Surrounded by parks, pathways, top-rated schools, and convenient shopping and dining options, residents appreciate the

balance of natural beauty and urban convenience. With quick access to downtown Calgary, Westside Recreation Centre, Aspen Landing, and the Rocky Mountains, you'll enjoy a lifestyle that perfectly combines luxury, comfort, and convenience