



GRASSROOTS
REALTY GROUP

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7 Aspen Stone Grove SW
Calgary, Alberta

MLS # A2327240



\$1,189,999

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,781 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Nestled in the prestigious community of Aspen Woods, this beautifully maintained two-storey home offers an exceptional blend of space, comfort, and convenience. Built in 2007 with a double attached garage, the property features over 4,000 sq. ft. of developed living space, including a professionally finished walkout basement, making it ideal for growing families and entertaining. The inviting main floor showcases 9-foot ceilings and a functional layout with a spacious living room, formal dining room, and private home office. The open-concept kitchen is equipped with stainless steel appliances, a large granite island, and ample cabinetry. The adjoining family room and breakfast nook are highlighted by a gas fireplace, large windows, balcony access, and beautiful Rocky Mountain views. Upstairs, the generous primary suite features a walk-in closet and a 5-piece ensuite with dual sinks. Two additional bedrooms, a full 4-piece bathroom, upper-floor laundry room, and oversized bonus room provide excellent space and flexibility for family living. The professionally developed walkout basement (2014) adds substantial living space, offering a fourth bedroom, full bathroom, wet bar/coffee station, two-way gas fireplace, and a large recreation area suitable for a home theatre, gym, games room, or family room. Designed for year-round comfort, the home includes two furnaces and central air conditioning. Recent upgrades include three touchless heated toilet seats with UV deodorizing and sanitizing technology, reverse osmosis drinking water system, water softener, radon removal device, and energy-efficient LED lighting throughout. The west-facing backyard enjoys abundant afternoon and evening sunshine and features a spacious deck, raised garden beds, fully fenced yard, and low-maintenance landscaping, creating an ideal outdoor retreat. Conveniently located, multiple city

and school bus stops are within an 8-minute walk. Aspen Landing shopping and amenities are just minutes away, along with Rundle College, Webber Academy, Ernest Manning High School, Westside Recreation Centre, the LRT, and major routes including 85 Street SW and 17 Avenue SW. Downtown Calgary and the Rocky Mountains are both easily accessible. Further enhancing the area's appeal, the future YMCA Calgary and Calgary Public Library facility in the West District, approximately a 5-minute drive away, is expected to open between late 2029 and early 2030. Offering an outstanding combination of size, upgrades, views, and location, this exceptional Aspen Woods home presents a rare opportunity to own a remarkable family residence in one of Calgary's most desirable communities.