



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

412 Aspen Glen Place SW
Calgary, Alberta

MLS # A2328022



\$1,750,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,236 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: see remarks

Tucked at the end of a quiet cul-de-sac and set on a sprawling pie-shaped lot, 412 Aspen Glen Place SW backs directly onto the Aspen Woods pathway — the kind of setting that rarely comes up for sale. Lace up for a morning walk to Rundle College or Ernest Manning High School, bike to West Side Rec, or grab a coffee at Aspen Landing. Prefer to drive the kids to school? Webber Academy and Calgary Academy are just minutes away. The curb appeal alone will stop you in your tracks — and it only gets better inside. A formal dining room sets the stage for holiday dinners, a sun-filled living room invites you to unwind, and the kitchen is the kind chefs dream about: stainless steel appliances, a walk-through pantry, and enough counter space to host the whole neighbourhood. Head upstairs and find three oversized bedrooms, including a primary suite with a spa-worthy ensuite that feels like a permanent vacation. Need to get work done? The home office is sharp enough to make your colleagues jealous. Craving a hangout spot for movie nights or Sunday football? The oversized bonus room has you covered. Downstairs, the fully developed walkout basement adds a fourth bedroom and full bath — perfect for guests, in-laws, or teenagers who want their own space. Then there's the backyard: a rare, oversized pie lot where summer memories are made — kids bouncing on the trampoline, laughter from the play set, and plenty of green space left over to just breathe. Pull into the heated triple car garage and every toy, tool, and vehicle finally has a home. This is more than a house — it's the lifestyle you've been searching for.