



GRASSROOTS
REALTY GROUP

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134 Aspen Stone Grove SW
Calgary, Alberta

MLS # A2330158



\$848,800

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement projector and screen		

OPEN HOUSE SUNDAY JULY 19, 1-4PM. JUST LISTED IN ASPEN! Welcome to this fully finished 2 storey home, ideally tucked away on a QUIET CUL-DE-SAC and featuring a SUNNY WEST-FACING BACKYARD—perfect for enjoying afternoon and evening sunshine. The location is outstanding, just a SHORT 15-MINUTE WALK to WEBER ACADEMY, CALGARY ACADEMY, THE NEW CATHOLIC HIGH SCHOOL CURRENTLY UNDER CONSTRUCTION, ASPEN LANDING SHOPPING CENTRE, restaurants, parks, and everyday amenities. Step inside to a bright, wide open floor plan featuring 9-FOOT CEILINGS, WHITE CEILING-HEIGHT KITCHEN CABINETRY, HARDWOOD FLOORING, a spacious dining area, and a convenient WALK-THROUGH PANTRY. The inviting great room is highlighted by a stunning STONE FEATURE WALL with a cozy gas fireplace, creating the perfect gathering space for family and friends. Upstairs, you’ll find a spacious primary suite complete with a beautiful ensuite featuring double sinks, a large walk-in closet, plus two additional bedrooms and a well-appointed four-piece bathroom. The fully finished lower level offers exceptional flexibility with a large recreation room that could easily accommodate a FUTURE FOURTH BEDROOM if desired. A three piece bathroom with a HUGE TILED SHOWER and a separate STORAGE ROOM complete the lower level. Parking is a breeze with the OVERSIZED DOUBLE ATTACHED HEATED GARAGE, large enough to comfortably accommodate TWO FULL-SIZE TRUCKS, plus there’s plenty of additional parking available on the front driveway and street. This home also features numerous upgrades, including a brand new stove (2026), basement projector and screen, pot lights, an aggregate patio, private hot tub area, outdoor storage shed, beautifully landscaped

yard, and much more. Homes in Aspen offering this combination of LOCATION, FUNCTIONALITY, and VALUE rarely become available. Offered at \$848,800, this exceptional home is PRICED TO SELL and won't last long. Request your private showing today!