



GRASSROOTS
REALTY GROUP

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**51 Aspen Meadows Green SW
Calgary, Alberta**

MLS # A2332888



\$1,020,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,232 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Situated in the heart of Aspen's prestigious estate area, this beautifully appointed Brownstone offers the perfect blend of sophistication and comfort for executives and growing families. The home features a thoughtfully designed floor plan beginning with a newly enclosed, bright, and private office off the main entrance, complete with a gas fireplace. A spacious formal dining room showcases coffered ceilings and upgraded built-ins. The open-concept kitchen provides abundant storage, a large island with seating, granite countertops, and seamless connection to the sun-filled living room with gas fireplace. The adjacent eating nook opens onto the deck overlooking the sunny south-facing yard. Upstairs, you'll find three bedrooms, a full bathroom, and a luxurious primary suite with lofted ceilings, a massive walk-in closet with custom built-ins, entertainment cabinetry with an additional gas fireplace, and a bright ensuite enhanced by a skylight. The walkout lower level remains unspoiled and ready for your future development. This property is one of the few in the cul-de-sac offering access to a large side yard — ideal for children to play soccer, add a trampoline, or install a playset.