



GRASSROOTS
REALTY GROUP

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49 Aspen Ridge Green SW
Calgary, Alberta

MLS # A2338806



\$1,995,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,080 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: None

OPEN HOUSE SUNDAY Sept 27, 11 AM - 12:30 PM Located in ASPEN WOODS and backing directly onto TREED GREEN SPACE, this two storey home delivers privacy, mature forest views, and over 4,100 sq. ft. of beautifully developed living space — 3,080 sq. ft. above grade plus a 1,032 sq. ft. finished basement, complemented by an oversized attached triple garage and 2 A/C units. Large windows frame the treed backdrop throughout the main floor, anchored by a striking TWO-STOREY LIVING ROOM with a stone fireplace and built-in cabinetry. The kitchen is finished with extensive cabinetry, granite countertops, a large centre island, and stainless steel appliances, opening onto a sunlit eating area. A separate BUTLER'S PANTRY adds further cabinetry and counter space, while the FORMAL DINING ROOM creates a dedicated setting for entertaining. Rounding out the main level are a DEN, OFFICE, mudroom, and 2 pc bathroom, with expansive rear windows and doors leading out to the DECK and its forested outlook. Upstairs, a spacious BONUS ROOM anchors four bedrooms and a convenient laundry room. The primary suite features a WALK-IN CLOSET and an oversized 5 pc ENSUITE with dual vanities, a freestanding tub, and a glass shower. The remaining bedrooms each include walk-in closets, with one enjoying its own 4 pc ensuite, plus a further 5 pc bathroom serving the level. The FINISHED BASEMENT extends the living space with a bedroom, 3 pc bathroom, RECREATION/GAMES ROOM, and generous storage. Outside, the landscaped and fully fenced backyard backs onto mature trees and green space, with no homes directly behind for lasting privacy. Aspen Woods offers immediate access to neighbourhood pathways, ponds, playgrounds, and green spaces, with Aspen Landing Shopping Centre close by for groceries,

restaurants, shops, and everyday services. Recreation is well served by WESTSIDE RECREATION CENTRE, WinSport/Canada Olympic Park, and nearby Griffith Woods Park, while families have access to respected public and private schools including Webber Academy, Calgary Academy, and Rundle College. Convenient access to Calgary's main arteries, along with West LRT service from the 69 Street CTrain Station, keeps the entire city within easy reach. Some images digitally staged or enhanced; in-person viewing recommended for full appreciation.