



GRASSROOTS
REALTY GROUP

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35 Aspen Stone Way SW
Calgary, Alberta

MLS # A2340875



\$1,295,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,947 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Garage Door Open		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		
Inclusions:	In Basement: Gas Cooktop, Dishwasher, Refrigerator, Microwave with Hood Fan, Washer/Dryer		

Nestled in a prime location, newly renovated (new vinyl sheet on decks & Porch and exterior door with built-in blind) this stunning home boasts a legal walk-out suite, a private patio, and a spacious backyard. Residents can enjoy a leisurely stroll to Webber Academy and Calgary Academy, with Rundle Academy, Calgary French & International School, and Aspen Landing Shopping Centre also within convenient reach. The main residence features an array of custom upgrades, including an expanded family room, a full-width deck, and a sprawling terrace off the primary bedroom. The sleek kitchen is equipped with stainless steel appliances, granite countertops, and an oversized pantry. Hardwood flooring, a tiled mudroom, ' ceilings, and a versatile den or dining room complete the main floor. With six (6) generously sized bedrooms, one (1) main-floor guest room, and five (5) bathrooms, this home provides unparalleled space and comfort. A vaulted bonus room offers the perfect retreat, while the primary bedroom boasts a luxury ensuite. Additional upgrades include custom shelving, an extended nook area, designer backsplash, and high-quality carpeting. Large west-facing windows flood the space with natural light, and the home has been freshly painted throughout. The property also features abundant parking, including space for up to six vehicles on the extended driveway, plus a new concrete slab connecting the side of the home to the back patio. Additional on-street parking is available for guests. The brand-new, sunny, never-used huge walk-out legal suite with ' sound proof ceiling is a private oasis, complete with its own backyard, concrete patio, large ten (10) windows and complete privacy. The suite includes: Basement floor insulation with subfloor, 3 spacious bedrooms, A comfortable family room, Formal dining area, large kitchen, Separate laundry, 2

bathrooms, Stainless steel appliances (gas stove, microwave/oven, dishwasher, refrigerator) With its wonderful neighbors and welcoming, high-end community, this property offers an exceptional luxury living experience. Book your viewing today!