



**GRASSROOTS**  
REALTY GROUP

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**32 Aspen Vista Way SW**  
**Calgary, Alberta**

**MLS # A2342121**



**\$1,599,800**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 2,965 sq.ft.                                                                | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Insulated   |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many T |               |                   |

|                    |                                                                                                                                                                                                                       |                   |                                                     |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                 | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                       | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                  | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Composite Siding, Stone, Wood Frame                                                                                                                                                                                   | <b>Zoning:</b>    | R-G                                                 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                       | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Bar, Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |                   |                                                     |
| <b>Inclusions:</b> | Wall-mounted TVs, Cabinets in Garage, Garage Heater(AS IS)                                                                                                                                                            |                   |                                                     |

Open House 11AM-3PM, Sunday, September 27, 2026. You'll be amazed by this remarkable home from the moment you arrive! Located in the sought-after Aspen Woods Estates on a quiet corner lot, this 4-bedroom, 3.5-bathroom home offers over 4,100 SF of beautifully designed living space. The inviting main floor features gleaming hardwood floors, custom tile, designer lighting and elegant wrought iron railings. The spectacular great room boasts soaring 18-foot ceilings, a full-height stone-faced gas fireplace, abundant natural light, two-storey windows and remote-controlled custom window coverings. The dream kitchen is equipped with stainless steel appliances, full-height custom cabinetry, Caesarstone countertops, a large island, no-touch faucet, Kineticco water treatment system and Reverse Osmosis drinking water system. A cozy breakfast nook provides access to the private rear deck. The bright, spacious den, 2-piece bath and walkthrough mudroom with lockers and storage complete the main level, leading to the oversized triple heated garage featuring 12-foot ceilings and an extensive organization/storage system. Upstairs, the impressive primary retreat offers a large walk-in closet and spa-inspired 5-piece ensuite with a soaker tub and oversized steam shower. The bright sunken bonus room features a vaulted ceiling, while two additional bedrooms, a 4-piece bathroom and convenient walk-through laundry provide excellent space for the entire family. The professionally finished basement adds even more living space with a large family room featuring a dry bar, 4th bedroom and 3-piece bathroom. Outside, enjoy your private outdoor oasis with a large fenced backyard surrounded by extensive mature trees, shrubs and landscaping. A 7-zone irrigation system with rain sensor keeps everything beautifully maintained. Additional features include an exposed

aggregate driveway, custom-colour Hardie siding and stone exterior, dual-zone air conditioning and central vacuum. Ideally located close to schools, shopping, parks, LRT and recreation, this exceptional Aspen Woods Estates home is an absolute must-see!