



GRASSROOTS
REALTY GROUP

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323 Aspen Glen Place SW
Calgary, Alberta

MLS # A2345076



\$1,850,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,111 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neig		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Nestled in one of Aspen Woods's most coveted locations, this exceptional estate offers over 4,500 square feet of beautifully finished living space for those who value comfort, privacy, and timeless sophistication. Set on an expansive pie-shaped lot in a quiet cul-de-sac, this impressive four-bedroom, 3.5-bathroom residence backs directly onto a peaceful ravine and showcases spectacular, unobstructed views of the Rocky Mountains and surrounding valley. Inside, soaring nine-foot and vaulted ceilings create a bright, open atmosphere, complemented by elegant granite countertops and refined finishes throughout. The striking stucco-and-stone exterior delivers outstanding curb appeal, while the fully finished walkout basement flows seamlessly into the large, beautifully positioned backyard. Two private balconies provide the perfect setting to relax, entertain, and enjoy breathtaking mountain sunsets. Designed for complete year-round comfort, the entire home is fully heated and air-conditioned, featuring dual furnaces, dual air-conditioning systems, two hot-water tanks, and a water-softening system. Recent upgrades include new motorized window coverings, contemporary lighting fixtures, and a heated garage, ideal for Calgary winters. Thoughtfully designed and meticulously upgraded, this remarkable property offers an extraordinary combination of luxury, space, comfort, and unforgettable Rocky Mountain views in one of Calgary's most prestigious communities.