



GRASSROOTS
REALTY GROUP

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39 Aspen Meadows Heath SW
Calgary, Alberta

MLS # A2347298



\$1,799,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,177 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Security system and associated equipment, mezzanine storage (garage), speakers and sound equipment, steam shower

Welcome to this custom-built masterpiece bungalow located at the end of a dead end street, siding onto a walking path, in coveted Aspen Meadows Estates. No expense was spared in curating this 2100+ square foot luxury estate which features Brazilian Cherry hardwood floors, bespoke wooden window casings, trim, doors, and crown mouldings, 12-foot ceilings, skylights, speakers throughout, high-quality building materials, and every luxury expected in a home of this caliber. This home was perfectly designed for main floor living and a lock and leave lifestyle. You're greeted through the entryway by a magnificent foyer, a walk-in front hall closet, French doors into your executive office, and a sneak peek into the spectacular home ahead. This desirable bungalow boasts an open concept layout, perfect for entertaining, including an oversized dining room for hosting and a spectacular living room with 12' ceilings, a cozy gas fireplace, built in wooden shelving, and a show-stopping 8' wide circular accent window that frames picturesque green views and fills the living space with abundant natural light. The chef's kitchen features a large center island, granite countertops, a Thermador gas oven, designer subway tile backsplash, and a secret door to a hidden walk-in pantry. Enjoy a main floor laundry room and powder room, both with skylights for natural light, and the executive front office adorned by custom French doors. The primary bedroom retreat has its own private flex space with a built-in desk and Murphy bed that can be utilized as an office, tv room, or guest space, and provides private access to the upper floor patio, and a spa like ensuite bathroom with dual sinks, heated floors, a stand-up steam shower, and jetted tub. Enjoy his and hers walk-in closets, both with excessive custom built ins. The walkout level features comfortable in-floor heating, 9' ceilings, cherry

hardwood floors, a large living room with a gas fireplace, tons of storage, room for a billiards table, and a stylish wet bar. The home theatre room is wired for surround sound and enclosed by French doors. The walkout level is completed by along with 2 additional bedrooms, a full Jack-and-Jill bathroom between bedrooms, and an additional powder room. Walkout onto your stamped concrete patio surrounded by mature trees, beautiful landscaping, and walking path views. The lower-level windows all include aluminum security shutters so you can lock and leave to travel with peace of mind that your home is secure. Other bonuses include an oversized 2.5 car garage with heated, Epoxy finished floors, a new boiler (2023), central vac, central A/C, an aggregate driveway, speakers throughout, endless mature trees, irrigation front and back, on demand hot water, and so much more.