



GRASSROOTS
REALTY GROUP

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303 Aspen Acres Manor SW
Calgary, Alberta

MLS # A2348728



\$1,050,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,307 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Open house canceled. Welcome to this beautifully appointed 2-storey home, nestled in a highly sought-after neighbourhood and offering 2,307 sq. ft. of thoughtfully designed living space. Enjoy the comfort of a heated double attached garage and the added potential of an undeveloped walkout basement ready for your future vision. The main floor features 9-foot ceilings, engineered hardwood flooring, a cozy fireplace, built-in speakers, and a dedicated office with sound insulation for added privacy. The chef-inspired kitchen is equipped with quartz countertops, a stainless-steel apron-front sink, induction cooktop, built-in microwave and wall oven, stainless-steel appliances, and convenient access to the deck with a gas line for BBQs and outdoor entertaining. Upstairs, the spacious bonus room impresses with a vaulted ceiling, while the primary retreat offers a luxurious ensuite with a body-massage shower and 10 mm glass, plus a highly functional laundry room connected directly to the primary walk-in closet. The home also includes air conditioning, a Nest thermostat, Nest doorbell camera, exterior security-camera rough-ins, CAT6 cabling in the bonus room, primary bedroom and office, central-vacuum rough-in, and a convenient man door in the garage. The walkout basement features 9-foot ceilings and a bathroom rough-in, providing excellent potential for future development. Outside, you'll find an exposed aggregate driveway and a prime location just a five-minute walk from a nearby playground, with easy access to public, Catholic, and Calgary's most prestigious private schools. This home combines comfort, technology, functionality, and future potential in one exceptional package.