



GRASSROOTS
REALTY GROUP

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24 Aspen Woods Park SW
Calgary, Alberta

MLS # A2351041



\$1,249,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,285 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions:	no		
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Welcome to this modern, one-year-old home located in the desirable community of Aspen Woods. This thoughtfully designed architectural masterpiece features tons of premium builder upgrades and an excellently convenient location. As you step inside, you are greeted by an expansive main floor featuring 10-foot ceilings that soar into a spectacular, light-filled, 19-foot open-to-above great room framed by oversized windows. The chef-inspired kitchen is fully equipped with premium KitchenAid appliances and high-end finishes. Upstairs, 9-foot ceilings enhance the spacious feel of the 4 generously sized bedrooms, which include two primary suites with dual en-suites. The thoughtful layout continues downstairs into a bright, sun-drenched basement with large above-grade windows awaiting your personal touch. The property comes complete with central A/C, a built-in water softener, and a fully permitted EV charging outlet. Unbeatable Location: Enjoy the ultimate convenience of being within short walking distance to the 69 Street C-Train station, Westside Recreation Centre, Rundle College, and Ernest Manning High School. Don't miss this rare opportunity to own a virtually brand-new, heavily upgraded dream home in one of Calgary's premier west-side neighborhoods!