

36 Aspen Woods Park SW  
Calgary, Alberta

MLS # A2227052



\$1,699,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,026 sq.ft.	Age:	2024 (1 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Aggregate, Front Drive, Insulated, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Street Lighting		

Heating:	Central, High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional luxury residence tucked away on a quiet cul-de-sac in the sought-after community of Aspen Woods, SW Calgary. Boasting over 3,000 sq. ft. of thoughtfully designed living space, this stunning home offers elegant design, functional luxury, and a rare legal walkout basement suite. The grand main floor welcomes you with soaring open-to-below ceilings and a custom-finished fireplace that anchors the bright, spacious living area. The gourmet kitchen is a chef’s delight, featuring quartz countertops, a striking waterfall island, and a luxurious backsplash. Equipped with high-end stainless steel appliances—including a 5-burner gas cooktop, built-in oven and microwave, and dual-door refrigerator—this space is both functional and stylish. Enjoy meals in the expansive dining area or casual breakfasts in the sunny nook, all flowing seamlessly through the open-concept layout. The spice kitchen extends your storage and prep space, seamlessly continuing the kitchen’s modern aesthetic. For those who work from home, a private front office on the main floor provides the perfect retreat for focus and productivity. Spacious foyer and a stylish 2-piece bath complete this level. Upstairs, discover two luxurious primary bedrooms, each with its own ensuite, plus two additional bedrooms, a full 4-piece bath, and a versatile bonus room — perfect for family relaxation. The walkout basement features a fully legal 2-bedroom, 2-bathroom suite with its own entrance, offering the perfect space for multi-generational living or a lucrative mortgage helper. Additional highlights include a triple garage, south-facing front exposure for abundant natural light, and access to Calgary’s top-rated schools including Rundle College and Webber Academy. Live the Aspen Woods lifestyle — where elegance meets everyday comfort.