

231 Aspen Green
Rural Rocky View County, Alberta
MLS # A2246869

\$3,400,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,250 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Quad or More Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 265
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-24-3-W5
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Recreation Facilities, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Sport Court Accessories (pickleball, hockey, tennis), Kids Outdoor Playset

OPEN HOUSE SUNDAY, SEPTEMBER 7TH, FROM 12PM TO 3PM. Experience an exceptional "family living" experience on one of the most beautifully landscaped lots in the award-winning community of Elbow Valley. Located on a quiet cul-de-sac, this spectacular home is situated on one acre and backs onto an environmental reserve connecting to pathways and a nature pond. Designed by McDowell & Associates and constructed by Granville Homes, this property showcases superior interior and exterior architectural details including extensive stone accents, prominent window shutters, dormer rooflines, elegant windows, and distinguished European-inspired flared roofing. This five-bedroom home offers approximately 6,500 square feet of developed living space and features a four-car attached garage. Interior highlights include a richly appointed den, a magnificent formal dining room, and an expansive great room with rustic wood beams, a central stone fireplace, and abundant natural light. The "Hamptons" inspired kitchen features premium appliances, a butcher block baking counter, antiqued cabinetry and ample workspace to accommodate culinary pursuits, while a generous breakfast nook is flooded by natural light boasting three sides of windows. Upstairs, three children's bedrooms and an elegant primary suite offer picturesque views across the extensive park-like backyard. The lower level is designed for family recreation, featuring a media room, games area, exercise space, additional bedroom, and a full bath. Outdoors, the property provides expansive lawn areas, mature trees, rock garden terracing, a private hot tub, sport court, enclosed play area, raised gardens and a wood-burning firepit—ensuring year-round enjoyment for the entire family. This property is an incredible opportunity for a special

family, providing a warm and inviting home where children will want to gather for holidays. Original Owners. Pride of Ownership. Stunning Street Appeal.