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## 24 Aspen Meadows Green SW Calgary, Alberta

MLS # A2255830



\$1,158,000

Division:	Aspen Woods					
Type:	Residential/House					
Style:	2 Storey					
Size:	3,106 sq.ft.	Age:	2006 (19 yrs old)			
Beds:	4	Baths:	3 full / 2 half			
Garage:	Double Garage Attached					
Lot Size:	0.10 Acre					
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot, Underground Sprinklers					

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

Features: Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)

Inclusions: Alarm system (no contract), one TV and mount

At just \$372 per square foot for more than 3,100 sq. ft. above grade, this home is one of the best-valued properties in Aspen. Welcome to this beautifully appointed 3,785 sq ft estate home nestled on a quiet street in the heart of Aspen. This elegant 4-bedroom, 5-bath residence offers timeless sophistication and modern comfort, surrounded by top schools, shopping, and recreation. Step into a bright and inviting main level featuring a grand curved staircase and rich hardwood floors that carry throughout. Entertain effortlessly with a formal living room, elegant dining area, and a warm, welcoming family room centered around a cozy gas fireplace. The gourmet kitchen is a chef's dream—showcasing granite countertops, a large island with seating, premium stainless steel appliances, and a sunny breakfast nook that opens onto a private backyard. Enjoy outdoor living with a covered deck, fenced yard, sprinkler system, and mature landscaping offering privacy and tranquility. Additional highlights include central air conditioning for year-round comfort and a spacious double garage. Upstairs, the luxurious primary suite features a double-sided fireplace, expansive walk-in closet, and a spa-inspired ensuite with a soaker tub and multi-jet shower. Two additional spacious bedrooms, a full bath, and a convenient upper laundry room complete this level. The third floor offers a versatile bonus loft with a skylight, wet bar, fireplace, balcony, and a powder room—ideal as a home office, library, games room, or studio. The fully developed basement is designed for relaxation and functionality, featuring in-floor heating, a large recreation area, fourth bedroom, and a full bathroom. Located just steps from walking paths, playgrounds, and green spaces, this home also offers quick access to Webber Academy, Rundle College, Calgary Academy, and

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