

38 Aspen Meadows Park SW
Calgary, Alberta

MLS # A2265246



\$1,799,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,474 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, R		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Experience the epitome of elegance and comfort in this exquisite Aspen Woods estate. Perfectly positioned on a quiet cul-de-sac, this luxury residence offers over 4,470 sq. ft. of refined living space above grade, blending timeless design with exceptional craftsmanship. Ideally situated just minutes from premier shopping, the C-Train, and Westside Recreation Centre, this home is surrounded by top-rated schools — walking distance to Rundle College, Ernest Manning High School, and Griffith Woods School (K&G9), with Webber Academy and Calgary French & International School only a short drive away. Step inside to discover a thoughtfully designed interior where sophisticated finishes meet classic style. The gourmet kitchen is a true showpiece, featuring ceiling-height cabinetry, granite countertops, a walk-in pantry, a butler's pantry, and high-end appliances. It flows seamlessly into the generous living area, creating the perfect setting for both relaxed everyday living and elegant entertaining. A main floor office with custom built-ins and rich hardwood floors throughout further elevate the home's refined character. Upstairs, the grand primary retreat offers a serene sitting area, a spa-inspired 5-piece ensuite with in-floor heating, and a spacious walk-in closet. Two additional bedrooms — including one with its own walk-in — and a sunlit bonus room provide a warm and welcoming space for family living. The fully finished walk-up basement adds exceptional versatility with a spacious media room, wet bar, recreation area, and an additional bedroom — ideal for guests or extended family. Comfort is enhanced with in-floor heating in the basement, central air conditioning, and a newly installed hot water tank, ensuring year-round ease and efficiency. Outside, the beautifully landscaped backyard offers a private and peaceful retreat for

outdoor enjoyment. This remarkable property presents a rare opportunity to own a luxury home that perfectly blends elegance, comfort, and an unbeatable Aspen Woods location.