

52 Aspen Meadows Green SW
Calgary, Alberta

MLS # A2268792



\$1,199,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,945 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated, Workshop in		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Street Lighting		

Heating: High Efficiency, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood

Sewer: -

Roof: Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Stone, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator, Stove, Dishwasher, Built-in Microwave, Built-in Cabinets in Garage, Washer, Dryer, Garage Door Opener with Control(s), All Window Coverings, AC Unit

This luxury 4-bed, 3.5-bath home in Aspen Woods features a bright and open floor plan, soaring ceilings, and walkable access to schools, shopping, and recreation. Located in a quiet family-friendly cul-de-sac with sunny south exposure, it offers elegance, function, and pride of ownership throughout. Welcome to 52 Aspen Meadows Green SW. This executive 2-storey brownstone home offers a total of 4 bed and 3.5 bathroom and blends classic design with comfort and functionality. Pride of ownership is felt from the moment you enter. The main level features 9- and 10-foot ceilings and expansive north-facing windows that flood the home with natural light. A large office just off the entryway offers privacy and flexibility, complete with oversized south-facing windows. The kitchen is outfitted with granite counters, gas range, built-in microwave, and a central island overlooking one of the dining areas and the living room with fireplace. A spacious mudroom off the garage includes built-in lockers and a separate storage room — ideal for busy households. Upstairs, the second floor features high vaulted ceilings and a stunning south-facing primary suite complete with a fireplace, very private upper balcony, built-in coffee bar with mini fridge, walk-in closet, and spa-style ensuite with soaker tub and dual vanities. Two additional bedrooms and a full laundry room complete the upper level — including a dedicated built-in study nook with custom cabinetry, and one bedroom with its own walk-in closet. The fully finished lower level adds a fourth bedroom with a walk-in closet and built-ins, a 3-piece bathroom, and a generous family/games room. The backyard is fully fenced and professionally landscaped with mature trees and a Rundle Rock wall. The garage includes epoxy flooring and smart storage. Key upgrades include a brand new high-efficiency furnace, humidifier, smart

thermostat (2025), multiple new windows (2016), updated fridge (2022), and a recently updated deck and stairs (2023). Located in a cul-de-sac, just a 10-minute walk to the LRT, Westside Rec Centre, and Aspen Landing. Quick access to Stoney Trail makes commuting easy. Zoned for Public, Catholic, and top-tier private schools including Rundle College and Webber Academy. Come view it while it's still available — this bright, elegant family home is waiting for you.