

# \$1,089,000 - 30 Aspen Stone Mews Sw, Calgary

MLS® #A2212566

**\$1,089,000**

4 Bedroom, 4.00 Bathroom, 2,329 sqft

Residential on 0.15 Acres

Aspen Woods, Calgary, Alberta

**\*OPEN HOUSE Sunday May 4: 1pm-3pm\* 4 bedrooms | 3 ½ Bathrooms | 2 storey | Fully Finished Basement | Professionally landscaped yard | Double attached insulated garage.**

Welcome to this exquisite property located in the prestigious Aspen Woods community of Calgary. This home boasts over 3350 square feet of developed space, nestled in a serene cul-de-sac, perfect for those seeking tranquility and privacy.

Upon entering, you are greeted by a grand entrance with an elegant staircase that sets the tone for the rest of the home. The main floor features 9-foot ceilings, a spacious office, gorgeous hardwood floors and a modern kitchen with an open concept living and dining room. The second floor has a large bonus room with vaulted ceilings which is ideal for both entertaining and everyday living - perfect for movie night or gathering with friends, Upstairs you will also find three generously sized bedrooms and two full bathrooms. The primary suite is a true retreat with a double vanity, soaker tub, large sized bedroom with a large walk-in closet, offering comfort and convenience.

The fully finished basement is professionally developed and includes a large recreation room with a cozy fireplace, bedroom, bathroom, built-in bar fridge, yoga or kids play room/exercise room, and furnace/utility room with storage. This basement space provides additional living quarters, making it perfect for



guests or a growing family.

The exterior of this property is equally impressive. Professionally landscaped, the yard features stone patio and walkway, shed with a wood chip garden all set on a pie lot with perennials ensuring ample space and privacy.

The double attached insulated garage is complete with high ceilings and plenty of built in overhead storage.

Recent upgrades include newly painted walls on the main floor and upper level, kitchen and laundry appliances replaced in 2020, giving the home a fresh and modern feel.

Additionally, the property boasts gorgeous mountain views from the bonus room upstairs, enhancing its appeal.

Location is key, and this home does not disappoint. It is within walking distance of Aspen Landing shopping center, great restaurants, and coffee shops. Furthermore, it is just down the street from one of Calgary's best private schools and only a 15 minute drive to downtown and a short distance to LRT and Westside recreation center, making it perfect for families.

Don't miss the opportunity to own this stunning property in Aspen Woods - a perfect community for active families. It is truly a place you will want to call home. Note: Hot tub is not in service so in "as-is" condition.

Built in 2005

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2212566    |
| Price      | \$1,089,000 |
| Bedrooms   | 4           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |
| Half Baths | 1           |

|                |             |
|----------------|-------------|
| Square Footage | 2,329       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 30 Aspen Stone Mews Sw |
| Subdivision | Aspen Woods            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H5Z1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Ceilings, See Remarks, Wired for Sound                                             |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 2                                                                                                       |
| Fireplaces        | Basement, Family Room, Gas                                                                              |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Yard, Cul-De-Sac, Pie Shaped Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Concrete, Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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