

# \$1,468,000 - 35 Aspen Stone Way Sw, Calgary

MLS® #A2239044

**\$1,468,000**

6 Bedroom, 5.00 Bathroom, 2,947 sqft

Residential on 0.12 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE ON SATURDAY JULY 12 FROM 2:00 TO 4:00 PM: This Impressive home is in a perfect location with legal Suite, separate Patio and backyard. It is walking distance to Webber Academy, Calgary Academy, also near Rundle Academy, near Calgary French & International School and Aspen Landing Shopping Centre. This house is customized with enlarge Family room, full house width Deck, huge terrace attached with Master bed room, Lots of upgrades including A large modern kitchen that comes complete with Stainless Steel Appliances (Gas cooktop and in-built Oven with Microwave), GRANITE counters, A cozy family room with a 3-sided natural gas fireplace. hard-wood floors through out the main floor area. large pantry & tiled mudroom with many built ins. 9'™ ceilings, and a den or dinning room on main floor. 6 good size bedrooms, Guest room at main floor, 5 bathrooms, a large vaulted BONUS ROOM or bedroom for the whole family to enjoy. Master Bedroom with luxury ensuite , Other upgrades built-in shelving, extended nook area, designer backsplash, upgraded spindles & carpets. Large West facing windows allows a great amount of sunlight, Fresh new paint through out the whole house. Back yard retaining wall. Huge parking space (6 Cars/Trucks) at the extended drive way and new concrete slab at house side front to back side Patio. Also there is lot of parking space at house side for guests.



Walk out to Grade Legal Suite: Never used & brand new Walk-out to Grade legal Suite 1319 Sq. feet, just like a fully privatized full scale one level house with own back yard, Concrete Patio, Lot of big size 10# windows and complete privacy. This legal Suite includes 3 spacious Bedrooms, Family room, formal dinning area, spacious kitchen, separate Laundry and 2 bathrooms. Gas stove, Micro wave with Oven, Dishwasher, Refrigerators.

With amazing neighbors in a wonderful community, we are confident you will be proud to call this your luxury & lavish living home! Book your showings now.

Built in 2008

### **Essential Information**

MLS® #	A2239044
Price	\$1,468,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,947
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	35 Aspen Stone Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 0L6

### Amenities

Parking Spaces 6

Parking Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Bidet

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Three-Sided, Dining Room, Double Sided, See Remarks

Has Basement Yes

Basement Finished, See Remarks, Suite, Walk-Out

### Exterior

Exterior Features Courtyard, Barbecue

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 12th, 2025

Days on Market 1

Zoning R-G

### Listing Details

Listing Office Heritage Elite Realty

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