

# \$1,245,000 - 65 Aspen Stone Road Sw, Calgary

MLS® #A2186587

**\$1,245,000**

3 Bedroom, 3.00 Bathroom, 2,418 sqft  
Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

\*\*\*OPEN HOUSE Saturday, March 29 and Sunday, March 30, from 2-4 pm LOCATION LOCATION LOCATION!\*\*\* Searching for your dream home in the heart of Aspen Woods? You'll love this stunning masterpiece featuring 2418.1 sqft of thoughtfully designed living space that seamlessly blends elegance and functionality in one of Calgary's most desirable neighbourhoods. It is perfect for families seeking tranquillity and offers top-tier amenities. Step through the front door and be greeted by soaring vaulted ceilings that enhance the sense of space and laminated flooring that flows seamlessly through the main level. The gourmet kitchen, a true culinary haven, boasts high-end upgrades, including a newer Samsung gas stove (2023), a Bosch dishwasher (2023), a water softener (2024), freshly painted walls (2023), and new carpet (2022). Additional enhancements include a washer and dryer (2023), central vacuum (2023), furnace control replacement (2023) and baseboard replacement (2022). A pantry and ample cabinetry to ensure plenty of storage for all your cooking needs. A bright breakfast nook overlooks the fabulous west-facing backyard with private access to WALKING/BIKE PATHS and RAVINE. Relax in the inviting living room around a cozy fireplace, or host elegant dinners in the dining room. A private main-floor office with large windows makes working from home a pleasure. Upstairs, discover a family-focused design with room for everyone. The primary



retreat features high ceilings, a walk-in closet and a spa-inspired ensuite with a soaking tub, large windows and luxurious finishes. Two generously sized bedrooms and a 4-piece bathroom complete the upper level. The property includes a two-car heated garage with a TV for convenience.

The unfinished walkout basement allows you to create the space you need. With its proximity to renowned schools such as Webber Academy, Calgary Academy, Guardian Angel School, Rundle Academy, and Calgary French and International School, your children's education will always be within reach. Additionally, you'll enjoy the convenience of being just minutes away from three playgrounds and Aspen Landing, which offers a variety of shopping and dining options. Easy access to the 69th LRT station, West Side Recreation Centre, and downtown Calgary, along with numerous golf courses and breathtaking mountain landscapes, further enhances the appeal of this fantastic location. Don't miss the chance to make this exceptional property your own!

Built in 2005

### **Essential Information**

MLS® #	A2186587
Price	\$1,245,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,418
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached

Style 2 Storey  
Status Active

### Community Information

Address 65 Aspen Stone Road Sw  
Subdivision Aspen Woods  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H5Y5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Full, Unfinished, Walk-Out

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 20th, 2025  
Days on Market 11

Zoning R-G

## **Listing Details**

Listing Office One Percent Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.