

# \$1,790,000 - 36 Aspen Woods Park Sw, Calgary

MLS® #A2227052

**\$1,790,000**

6 Bedroom, 6.00 Bathroom, 3,026 sqft

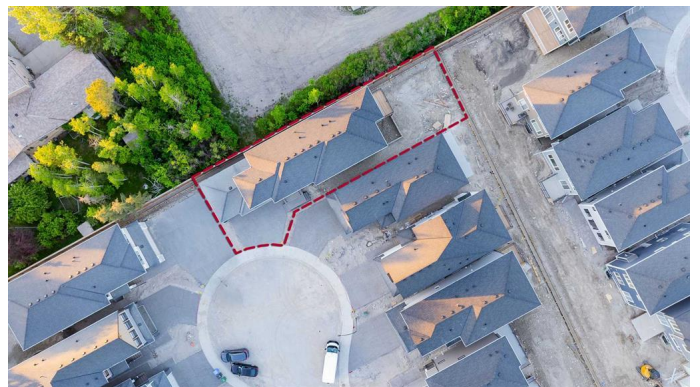
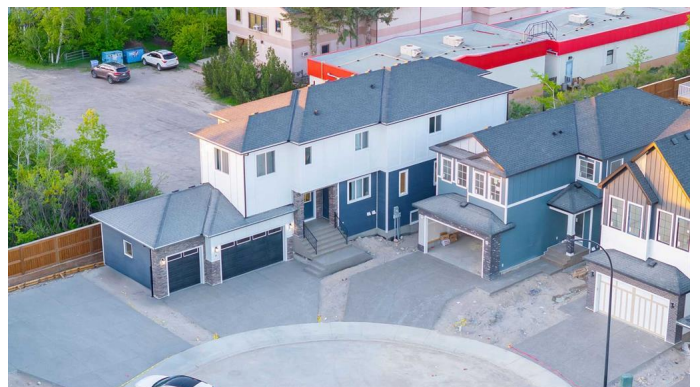
Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

Welcome to this exceptional luxury residence tucked away on a quiet cul-de-sac in the sought-after community of Aspen Woods, SW Calgary. Boasting over 3,000 sq. ft. of thoughtfully designed living space, this stunning home offers elegant design, functional luxury, and a rare legal walkout basement suite.

The grand main floor welcomes you with soaring open-to-below ceilings and a custom-finished fireplace that anchors the bright, spacious living area. The gourmet kitchen is a chef's delight, featuring quartz countertops, a striking waterfall island, and a luxurious backsplash. Equipped with high-end stainless steel appliances—including a 5-burner gas cooktop, built-in oven and microwave, and dual-door refrigerator—this space is both functional and stylish. Enjoy meals in the expansive dining area or casual breakfasts in the sunny nook, all flowing seamlessly through the open-concept layout. The spice kitchen extends your storage and prep space, seamlessly continuing the kitchen's modern aesthetic. For those who work from home, a private front office on the main floor provides the perfect retreat for focus and productivity. Spacious foyer and a stylish 2-piece bath complete this level.

Upstairs, discover two luxurious primary bedrooms, each with its own ensuite, plus two additional bedrooms, a full 4-piece bath, and a



versatile bonus room – perfect for family relaxation.

The walkout basement features a fully legal 2-bedroom, 2-bathroom suite with its own entrance, offering the perfect space for multi-generational living or a lucrative mortgage helper.

Additional highlights include a triple garage, south-facing front exposure for abundant natural light, and access to Calgary’s top-rated schools including Rundle College and Webber Academy.

Live the Aspen Woods lifestyle – where elegance meets everyday comfort.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227052    |
| Price          | \$1,790,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,026       |
| Acres          | 0.14        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 36 Aspen Woods Park Sw |
| Subdivision | Aspen Woods            |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 6H8 |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 5                                                         |
| Parking        | Aggregate, Front Drive, Insulated, Triple Garage Attached |
| # of Garages   | 3                                                         |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Range, Gas Cooktop, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked                                                            |
| Heating           | Central, High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                          |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Out                                                                                                                                                                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Rain Gutters                      |
| Lot Description   | Back Yard, City Lot, Cul-De-Sac, Gentle Sloping, Irregular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | R-G            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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