

**521 Aspen Glen Place SW  
Calgary, Alberta**

**MLS # A2166244**



## \$1,585,000

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,048 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

**Heating:** In Floor, Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, Pantry, See Remarks, Tankless Hot Water

**Inclusions:** SMART Doorbell, Motion Detectors,

**BACKING ONTO NATURAL RAVINE | WALK-OUT | ASPEN WOODS LUXURY |** Experience the perfect harmony of comfort and luxury in this 4-bedroom family home, nestled in the prestigious neighbourhood of Aspen Woods. Situated in a quiet cul-de-sac, this EXECUTIVE HOME backs onto a stunning grove of natural Aspen trees, offering you unparalleled privacy. Enjoy the serene, SCENIC VIEWS that transform your backyard into a peaceful retreat, ideal for relaxation and outdoor living. As you step into the home, you'll be immediately impressed by the warm HARDWOOD FLOORS, soaring 9' CEILINGS, and the stunning WALL OF WINDOWS that flood the space with natural light, offering a breathtaking WEST-FACING VIEW. The living room features a stone-surround GAS FIREPLACE with custom built-in shelving. The kitchen boasts GRANITE countertops, stainless steel appliances, SOFT-CLOSE drawers, a spacious PANTRY and HUGE ISLAND with tons of storage. If you're looking for a dining space to accommodate everyone, this is it, with plenty of room for family gatherings and entertaining. Patio door leads out to your WEST-FACING BALCONY, offering a serene space to enjoy the natural surroundings or to extend your entertaining outdoors. The private MAIN FLOOR OFFICE / FLEX SPACE is ideal for working from home, or it can easily be transformed into a study or hobby room, depending on your needs. The MUDROOM provides plenty of space for shoes, coats, and gear, helping to keep the home organized. Upstairs the expansive BONUS room with VAULTED CEILINGS and multiple windows make it the perfect space for family time. The PRIMARY BEDROOM is a spacious and serene retreat offering a picturesque view of the Aspen trees and features a cozy sitting area, a 5-pc ensuite and generous walk-in closet. Two additional

good-sized bedrooms are ideal for family. Convenient LAUNDRY ROOM with storage and sink. The lower level boasts a FAMILY AREA with FRENCH DOORS leading out to the LOWER PATIO, large 4th BEDROOM ideal for family or guests and a 4-pc bathroom. In addition, the lower level includes a generous REC AREA that serves as a versatile space for anything you need &ndash; whether it&rsquo;s the ultimate children&rsquo;s play area, a dream hobby room, massive gym or yoga studio. You name it, this space can accommodate it. BONUS features: 2 AC Units, UNDERGROUND SPRINKLERS, HOT WATER ON DEMAND, INFLOOR HEAT (lower level). OVERSIZED GARAGE (30ftX24ft) has additional space for workshop or storage. Minutes to ASPEN LANDING amenities and boutique shops. Conveniently located near several top-rated schools, including WEBBER ACADEMY and RUNDLE COLLEGE. 5 min drive or 25 min walk to LRT STATION. This home has it all!! You&rsquo;ll be disappointed if you miss this one.