

113 Aspen Stone Place SW  
Calgary, Alberta

MLS # A2254375



**\$1,250,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aspen Woods  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,737 sq.ft.   | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage |               |                   |
| <b>Lot Size:</b> | 0.16 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Pie Shaped Lot      |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Tile, Vinyl Plank   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |                   |     |
| <b>Inclusions:</b> | Shed, Play Structure, Kitchen Table, alarm system (no contract)   |                   |     |

Welcome home to Aspen Woods in your new 5-bedroom + office house with over 2700 sq ft of above-grade space plus a finished basement. This executive air-conditioned home is on a large pie-shaped lot with no neighbours behind and on a quiet cul-de-sac on a no-through road with a playground around the corner. The main floor of the home has an inviting foyer with freshly painted double doors (this makes moving large items a breeze) and two closets, including a rare walk-in closet at the entry. Notably, this home is entirely carpet-free: cherry hardwood on the main floor, oak hardwood upstairs, and durable vinyl plank in the basement. There is a formal dining room and a private office on the main floor plus a spacious kitchen/dining/living room. The oversized garage has tall ceilings and could fit a small lift. The laundry is located off the entry to the garage with more closet space. The chef's kitchen has an enormous island with a matching kitchen table that can be used as an extension of the island. There is a gas range, multiple pantries, a trash compactor, a wine fridge, display areas, and more! You can also catch glimpses of the mountains while sitting at the kitchen table. The living room has built-in wall shelves, a gas fireplace, and big windows to the east. The backyard is designed for both relaxation and play, with a two-tier deck, large shed, play structure, mature landscaping, and two productive apple trees—all on a nearly 7,000 sq. ft. lot. Upstairs is extremely spacious with a large bonus room with vaulted ceilings and built-in shelving, a grand primary bedroom, and three secondary bedrooms. The primary bedroom gets warm morning light and has a 5-piece ensuite and a walk-in closet with custom organizers. The remaining 3 bedrooms upstairs share a bathroom with dual sinks and a separate area for the bathtub & toilet. The westerly bedrooms

have great views of the Rockies and Foothills to wake up to. The upper two floors also have built-in ceiling speakers. The fully finished basement includes a fifth bedroom with a built-in sink (ideal for a home-based business requiring a sink), a spa-inspired bathroom with multi-head shower, a wet bar, large bright windows, and ample storage, including a finished space under the stairs. Aspen Woods is a premier neighbourhood of Calgary with lots of local shops, quick access to the mountains, and a choice selection of schools, including Webber Academy, Rundle College, Guardian Angel Catholic, and Dr. Roberta Bondar Elementary. This stately Aspen Woods property blends elegance, functionality, and family-friendly features&mdash;ready to welcome you home.