



## 65 Aspen Stone Road Calgary Alberta

\$1,245,000

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...

Other 9.17 Ft x 12.50 Ft

Living room 18.83 Ft x 17.92 Ft

Dining room 11.42 Ft x 11.08 Ft

Office 10.92 Ft x 18.00 Ft

Laundry room 6.92 Ft x 10.25 Ft

Kitchen 14.17 Ft x 13.75 Ft

2pc Bathroom 4.08 Ft x 7.08 Ft

Primary Bedroom 9.92 Ft x 19.25 Ft

Other 9.67 Ft x 4.08 Ft

Bedroom 10.92 Ft x 10.42 Ft

Bedroom 10.92 Ft x 9.92 Ft

5pc Bathroom 12.67 Ft x 12.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Pantry 4.42 Ft x 7.17 Ft

4pc Bathroom 7.42 Ft x 8.25 Ft

Other 10.67 Ft x 10.75 Ft