



## 24 Aspen Meadows Green Calgary Alberta

\$1,158,000

At just \$372 per square foot for more than 3,100 sq. ft. above grade, this home is one of the best-valued properties in Aspen. Welcome to this beautifully appointed 3,785 sq ft estate home nestled on a quiet street in the heart of Aspen. This elegant 4-bedroom, 5-bath residence offers timeless sophistication and modern comfort, surrounded by top schools, shopping, and recreation. Step into a bright and inviting main level featuring a grand curved staircase and rich hardwood floors that carry throughout. Entertain effortlessly with a formal living room, elegant dining area, and a warm, welcoming family room centered around a cozy gas fireplace. The gourmet kitchen is a chef's dream—showcasing granite countertops, a large island with seating, premium stainless steel appliances, and a sunny breakfast nook that opens onto a private backyard. Enjoy outdoor living with a covered deck, fenced yard, sprinkler system, and mature landscaping offering privacy and tranquility. Additional highlights include central air conditioning for year-round comfort and a spacious double garage. Upstairs, the luxurious primary suite features a double-sided fireplace, expansive walk-in closet, and a spa-inspired ensuite with a soaker tub and multi-jet shower. Two additional spacious bedrooms, a full bath, and a convenient upper laundry room complete this level. The third floor offers a versatile bonus loft with a skylight, wet bar, fireplace, balcony, and a powder room—ideal as a home office, library, games room, or studio. The fully developed basement is designed for relaxation and functionality, featuring in-floor heating, a large recreation area, fourth bedroom, and a full bathroom. Located just steps from walking paths, playgrounds, and green spaces, this home also offers quick access to Webber Academy, Rundle College, Calgary Academy, and top-ranked public schools. Minutes from Aspen Land...

4pc Bathroom 8.75 Ft x 5.00 Ft

Bedroom 8.75 Ft x 13.83 Ft

Recreational, Games room 12.25 Ft x 16.67 Ft

Furnace 9.25 Ft x 10.00 Ft

2pc Bathroom 5.50 Ft x 5.33 Ft

Breakfast 9.75 Ft x 7.83 Ft

Living room 12.75 Ft x 17.25 Ft

4pc Bathroom 8.92 Ft x 8.08 Ft

5pc Bathroom 9.00 Ft x 16.00 Ft

Bedroom 11.08 Ft x 15.33 Ft

Bedroom 11.08 Ft x 15.25 Ft

Laundry room 8.92 Ft x 5.92 Ft

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Listing Presented By:



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|-------------|---------------------|-----------------|---------------------|
| Dining room | 24.42 Ft x 10.33 Ft | Primary Bedroom | 14.83 Ft x 19.67 Ft |
| Family room | 14.50 Ft x 17.50 Ft | 2pc Bathroom    | 3.00 Ft x 7.33 Ft   |
| Foyer       | 7.67 Ft x 8.50 Ft   | Other           | 13.08 Ft x 7.67 Ft  |
| Kitchen     | 9.75 Ft x 13.08 Ft  |                 |                     |