

# \$1,169,000 - 43 Aspen Meadows Green Sw, Calgary

MLS® #A2261815

**\$1,169,000**

2 Bedroom, 4.00 Bathroom, 2,261 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Welcome to an exquisite residence nestled in the prestigious Aspen Meadows Green SW, where LUXURY MEETS ELEGANCE in a truly remarkable setting. This pristine home boasts an array of high end features and extras, offering a blend of sophistication and functionality rarely found on the market. The chef's dream kitchen, complete with a butler's pantry is designed to inspire culinary masterpieces. This space seamlessly flows into generously sized rooms filled with natural light, surrounded by beautiful built-ins, creating an ambiance of comfort and elegance. The SPECTACULAR COVERED REAR DECK , a true outdoor oasis featuring a COZY fireplace and skylights. This beautiful deck overlooks an immaculately landscaped backyard, fostering a serene environment that must be seen to be believed. The fully finished WALKOUT BASEMENT is an entertainer's delight, featuring a massive family room with a full wall of custom built cabinetry and offering stunning views of the lush, park like yard. Enjoy the convenience of in floor heating in the basement, two upper level bedrooms and the garage, ensuring warmth and comfort throughout. Recent top quality updates make this home a superior investment. Enjoy the benefit of double GE Profile built-in ovens installed in '25, fireplaces in the living and dining room '20. The home features an updated furnace and central air; a hot water tank and water softener from '20, humidifier and electronic air cleaner '22; recently



replaced central vacuum hoses and a beater bar. The garage has custom built-ins, grid walls and organizers all by Premier Garage. Finally, the professionally landscaped yard, complete with a water feature and underground sprinkler system, enhances the home's exterior appeal, offering a tranquil retreat.

This property is A TRUE TESTAMENT TO HIGH QUALITY LIVING. Situated on a quiet family friendly cul-de-sac with quick easy access to the LRT station, downtown and the mountains.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261815    |
| Price          | \$1,169,000 |
| Bedrooms       | 2           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,261       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 43 Aspen Meadows Green Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5J9                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Skylight(s), Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Double Oven, Instant Hot Water, Wine Refrigerator                                               |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 4                                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Dining Room, Family Room, Outside                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                     |
| Basement          | Full, Walk-Out                                                                                                                                                                                                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Covered Courtyard                                  |
| Lot Description   | Rectangular Lot, Underground Sprinklers, Waterfall |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Wood Frame, Brick                        |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-G               |
| HOA Fees       | 600               |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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