

# \$1,139,900 - 59 Aspen Meadows Green Sw, Calgary

MLS® #A2243767

**\$1,139,900**

3 Bedroom, 4.00 Bathroom, 2,695 sqft

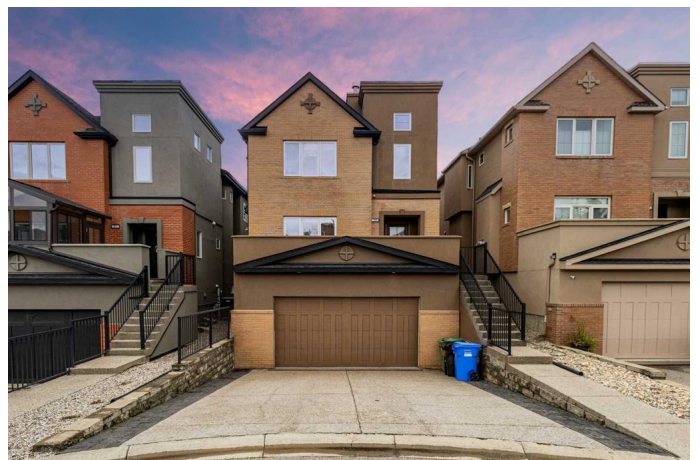
Residential on 0.09 Acres

Aspen Woods, Calgary, Alberta

Fabulous 2,695 sq. ft. above grade and over 3,700 sq. ft. of total developed living space including a walkout basement, offering 3 spacious bedrooms and 3.5 bathrooms. At the heart of this home is a grand living room at the back of the house with soaring 12-foot ceilings, a striking fireplace with custom built-ins, and large windows that fill the space with natural light. This impressive space also includes the large mounted TV and sound bar. The massive chef's kitchen impresses with a premium Wolf gas stove, professional-grade stainless steel appliances, an abundance of cabinetry, and an oversized granite island that easily accommodates family and friends.

The main floor also features a welcoming living room with a gas fireplace and built-ins off the front entry, as well as a formal dining room framed by elegant coffered ceilings. Patio doors open to a sunny south-facing deck and backyard with no rear neighbors, providing exceptional privacy for outdoor dining and relaxation.

Upstairs, a curved staircase leads to three generously sized bedrooms, including a luxurious primary suite with vaulted ceilings, its own fireplace, an exceptional vaulted dressing room, and a spa-inspired vaulted ensuite with dual vanities, a skylight, and a relaxing soaker tub. The spacious laundry room is conveniently located on this level.



The walkout lower level is bright and inviting, offering a huge rec room, a wet bar, and a full bathroom, making it ideal for entertaining or extended family living. Situated at the end of a quiet cul-de-sac with a sunny south backyard and no rear neighbors, this home is close to top-rated public and private schools, the LRT, Westside Recreation Centre, Aspen Landing, and an array of shops and restaurants.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243767    |
| Price          | \$1,139,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,695       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 59 Aspen Meadows Green Sw |
| Subdivision | Aspen Woods               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5J9                   |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Snow Removal                                             |
| Parking Spaces | 4                                                        |
| Parking        | Double Garage Attached, Driveway, Insulated, Front Drive |

# of Garages 2

## Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed August 10th, 2025

Days on Market 27

Zoning R-G

HOA Fees 600

HOA Fees Freq. ANN

## Listing Details

Listing Office 2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.