

# \$1,275,000 - 35 Aspen Stone Crescent Sw, Calgary

MLS® #A2211544

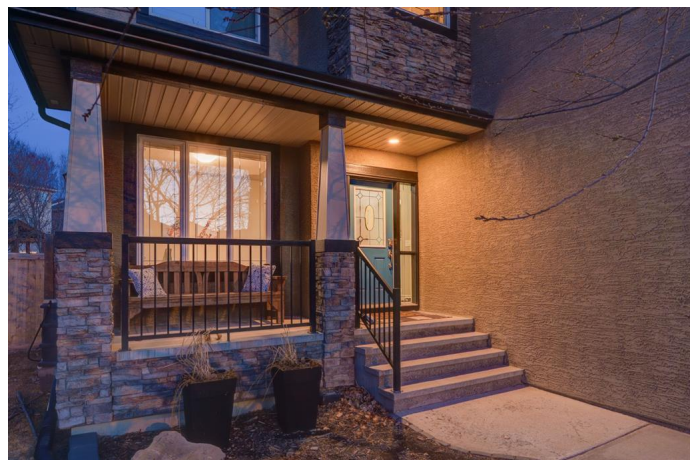
**\$1,275,000**

4 Bedroom, 4.00 Bathroom, 2,306 sqft

Residential on 0.25 Acres

Aspen Woods, Calgary, Alberta

How does a 10,700 sq ft pie-shaped lot sound, on a quiet crescent in Aspen Woods, a short walk to Blush Lane, the Ladybug Café and Aspen Landing and nearby some of Calgary's finest schools, both public & private? This is the home your family has been dreaming of. Extensively renovated and offering 3100+ sq ft of living space over three levels – FANTASTIC! On the main you will appreciate the open floor plan and the southern exposure bathing the home in the warmth of the sun (Central A/C is in place). In back a large Great Room, a volume of windows, an open and inviting kitchen and dining space, all of this leading to an expansive composite deck in back and a rear yard you could not have imagined. There is also a Den/Home office on the main, at the entrance. Leading upstairs the primary bedroom overlooks the rear yard and enjoys a fully renovated 5pc en suite with walk-in closet – NICE! The two additional beds up are well-sized and share a 4pc bath, also fully renovated! Plus, an amazing Bonus Room up, measuring 300 sq ft, this is where the family will gather in the evenings. The lower level has been fully developed offering a large rec room, a fourth bed and another fully renovated bath. And then there is the yard, this home sits forward on a 10,700 sq ft lot offering a volume of space in back which needs to be seen to be believed – AMAZING! PLUS, Central A/C, radon mitigation, epoxied garage floor, irrigation, and



a large shed with power.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211544    |
| Price          | \$1,275,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,306       |
| Acres          | 0.25        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 35 Aspen Stone Crescent Sw |
| Subdivision | Aspen Woods                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5Y8                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Quartz Counters, Wired for Sound                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                   |

|                 |                |
|-----------------|----------------|
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Garden, Playground                     |
| Lot Description   | Pie Shaped Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                        |
| Construction      | Stone, Stucco                          |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 4                |
| Zoning         | R-G              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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