

347 Aspen Glen Place SW Calgary, Alberta

MLS # A2212777



\$1,495,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,153 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	Central Vacuum, Fridge/Freezer		

OPEN HOUSE | Saturday May 17th 10am - 12pm | LIVE in ASPEN! Situated on a quiet cul-de-sac with PIE shaped LOT in the desirable community of Aspen Woods Estates. Boasting 4,450+ developed sqft of living space, 5 bedrooms, 3.5 bath, bonus room, DEN/STUDY, FORMAL DINING, area for GYM + Family/Theatre room. Grand entrance with open to above ceiling, flex room / den, hardwood floors throughout main level & 9 ft ceilings. Updated TIMELESS kitchen with cabinets to ceiling, glass + lighting detail, central quartz island, stainless appliances, walk-in pantry with subway backsplash opens to stunning GREAT ROOM with floor to ceiling stone FIREPLACE framed with custom built-ins. Spacious formal dining area with rope lighting + breakfast nook leads to low maintenance deck with Pergola detail + BBQ gas line. Powder & mud room with custom lockers & a separate full laundry room with sink and cabinetry complete the main level. Light filled staircase featuring WOOD + IRON railing leads upstairs to the Primary Retreat with raised coffered ceiling detail, 5 pc ensuite with soaker tub, dual vanities, custom tile wrapped shower with 10 mil glass + separate water closet. 2 additional large bedrooms with generous closet space, 5 pc bath, BONUS ROOM with vaulted ceilings & MOUNTAIN VIEWS + custom built desk / library area. Professionally finished lower level (2016) with library landing + open concept with family/theatre with R/I surround sound, rec/gym area, 2 bedrooms + 3 pc bathroom with custom shower. Additional features and upgrades include: brand new LoE / Argon WINDOWS (2025), new exposed aggregate driveway (2016), new garage door (2017), A/C, central vac, solid core doors, custom built-ins & storage shed. Pie shaped backyard with mature TREES backing onto greenbelt & pathway. Prime location with great access to Stoney, Sarcree + Bow

Trail, 17th Ave & Downtown. Walking distance to Rundle College, Calgary & Webber Academy + Ernest Manning HS, Shops + Restaurants in Aspen Landing, Westside Rec & LRT. Exceptional Property.