

\$1,199,900 - 52 Aspen Meadows Green Sw, Calgary

MLS® #A2268792

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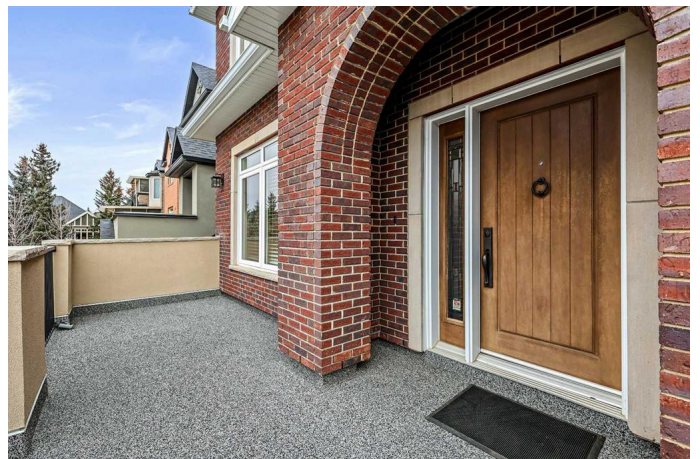
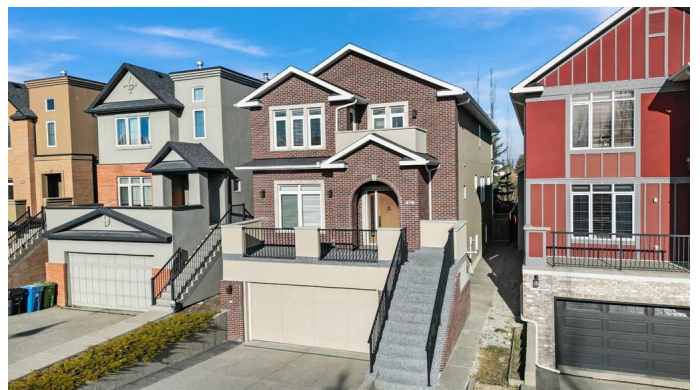
4 Bedroom, 4.00 Bathroom, 2,945 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

*** OPEN HOUSE Saturday, November 8, 2025 2-4pm ***This luxury 4-bed, 3.5-bath home in Aspen Woods features a bright and open floor plan, soaring ceilings, and walkable access to schools, shopping, and recreation. Located in a quiet family-friendly cul-de-sac with sunny south exposure, it offers elegance, function, and pride of ownership throughout. Welcome to 52 Aspen Meadows Green SW. This executive 2-storey brownstone home offers a total of 4 bed and 3.5 bathroom and blends classic design with comfort and functionality. Pride of ownership is felt from the moment you enter. The main level features 9- and 10-foot ceilings and expansive north-facing windows that flood the home with natural light. A large office just off the entryway offers privacy and flexibility, complete with oversized south-facing windows. The kitchen is outfitted with granite counters, gas range, built-in microwave, and a central island overlooking one of the dining areas and the living room with fireplace. A spacious mudroom off the garage includes built-in lockers and a separate storage room – ideal for busy households.

Upstairs, the second floor features high vaulted ceilings and a stunning south-facing primary suite complete with a fireplace, very private upper balcony, built-in coffee bar with mini fridge, walk-in closet, and spa-style ensuite with soaker tub and dual vanities. Two additional bedrooms and a full laundry room complete the upper level – including a



dedicated built-in study nook with custom cabinetry, and one bedroom with its own walk-in closet.

The fully finished lower level adds a fourth bedroom with a walk-in closet and built-ins, a 3-piece bathroom, and a generous family/games room. The backyard is fully fenced and professionally landscaped with mature trees and a Rundle Rock wall. The garage includes epoxy flooring and smart storage. Key upgrades include a brand new high-efficiency furnace, humidifier, smart thermostat (2025), multiple new windows (2016), updated fridge (2022), and a recently updated deck and stairs (2023). Located in a cul-de-sac, just a 10-minute walk to the LRT, Westside Rec Centre, and Aspen Landing. Quick access to Stoney Trail makes commuting easy. Zoned for Public, Catholic, and top-tier private schools including Rundle College and Webber Academy. Come view it while itâ€™s still available â€“ this bright, elegant family home is waiting for you.

Built in 2006

Essential Information

MLS® #	A2268792
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,945
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	52 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, Heated Garage, Insulated, Aggregate, Workshop in Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Street Lighting
Roof	Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R-G

HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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