

**233 Aspen Stone Place SW  
Calgary, Alberta****MLS # A2261550****\$999,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** Upright Freezer in basement, Ring Doorbell, Alarm System

Welcome to this beautifully renovated and impeccably maintained home in the sought after community of Aspen Woods. Ideally located on a quiet cul-de-sac and set on a spacious corner lot, this home has so much to offer. From the moment you enter, you're greeted by a thoughtfully updated interior that blends warmth with modern design. The bright, open-concept main floor is flooded with natural light from expansive windows and features a spacious living room centered around a cozy gas fireplace. A versatile flex space near the foyer provides the perfect area for a home office, den, formal dining, or additional seating area. The gourmet kitchen is a true highlight, showcasing stunning quartzite countertops, a large island with seating, stainless steel appliances including a Dacor gas cooktop, and a sunlit dining area — ideal for family meals or entertaining. A walkthrough pantry connects directly to the mudroom, while a stylish two-piece powder room completes the main level. Upstairs, the primary suite offers a private retreat with a spa-inspired ensuite and a generous walk-in closet. Two additional bedrooms, a full bathroom, upper-level laundry, and a spacious bonus room provide plenty of space for the whole family. The home features new flooring throughout and is equipped with air conditioning for year-round comfort. The massive unfinished basement awaits your personal touch, with plumbing already roughed in, the additional space offers endless possibilities. Outside, you'll find a beautifully landscaped, west facing backyard; a private and inviting space perfect for relaxing or hosting guests. This exceptional home combines thoughtful design with functional living, all just minutes from top-tier schools, shopping, amenities, and with easy access to downtown Calgary and the mountains. Don't miss your chance to own a

move-in ready home in one of the city's most desirable neighborhoods. Schedule your private showing today.