

\$1,395,800 - 35 Aspen Stone Way Sw, Calgary

MLS® #A2270963

\$1,395,800

6 Bedroom, 5.00 Bathroom, 2,947 sqft

Residential on 0.12 Acres

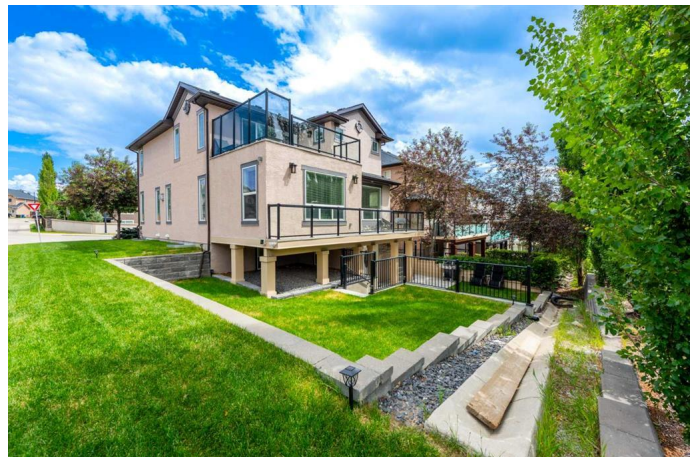
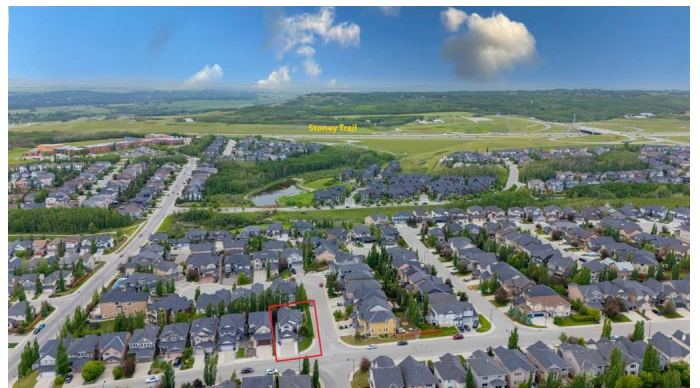
Aspen Woods, Calgary, Alberta

Nestled in a prime location, this stunning home boasts a legal walk-out suite, a private patio, and a spacious backyard. Residents can enjoy a leisurely stroll to Webber Academy and Calgary Academy, with Rundle Academy, Calgary French & International School, and Aspen Landing Shopping Centre also within convenient reach.

The main residence features an array of custom upgrades, including an expanded family room, a full-width deck, and a sprawling terrace off the primary bedroom. The sleek kitchen is equipped with stainless steel appliances, granite countertops, and an oversized pantry. Hardwood flooring, a tiled mudroom, 9â€™™ ceilings, and a versatile den or dining room complete the main floor.

With six (6) generously sized bedrooms, one (1) main-floor guest room, and five bathrooms, this home provides unparalleled space and comfort. A vaulted bonus room offers the perfect retreat, while the primary bedroom boasts a luxury ensuite. Additional upgrades include custom shelving, an extended nook area, designer backsplash, and high-quality carpeting. Large west-facing windows flood the space with natural light, and the home has been freshly painted throughout.

The property also features abundant parking, including space for up to six vehicles on the extended driveway, plus a new concrete slab



connecting the side of the home to the back patio. Additional on-street parking is available for guests.

The brand-new, sunny, never-used huge walk-out legal suite with 9â€™™ sound proof ceiling is a private oasis, complete with its own backyard, concrete patio, large ten (10) windows and complete privacy. The suite includes:

Basement floor insulation with subfloor, 3 spacious bedrooms, A comfortable family room, Formal dining area, large kitchen, Separate laundry, 2 bathrooms, Stainless steel appliances (gas stove, microwave/oven, dishwasher, refrigerator)

With its wonderful neighbors and welcoming, high-end community, this property offers an exceptional luxury living experience. Book your viewing today!

Built in 2008

Essential Information

MLS® #	A2270963
Price	\$1,395,800
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,947
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Aspen Stone Way Sw
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Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0L6

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Bidet
Appliances	Built-In Oven, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Days on Market	2
Zoning	R-G

Listing Details

Listing Office	Grand Realty
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