

# \$1,495,000 - 347 Aspen Glen Place Sw, Calgary

MLS® #A2212777

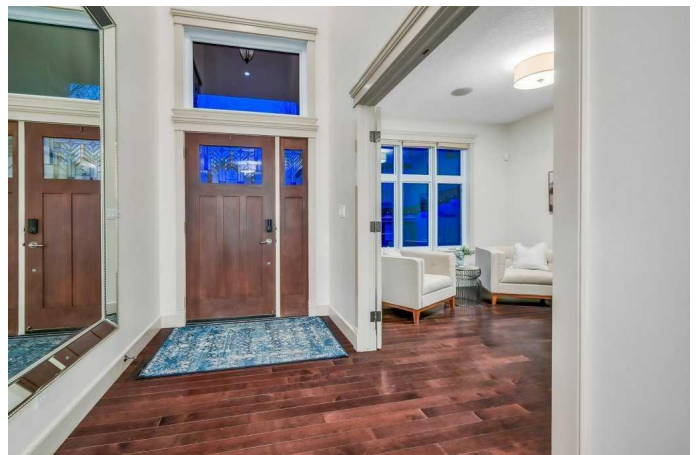
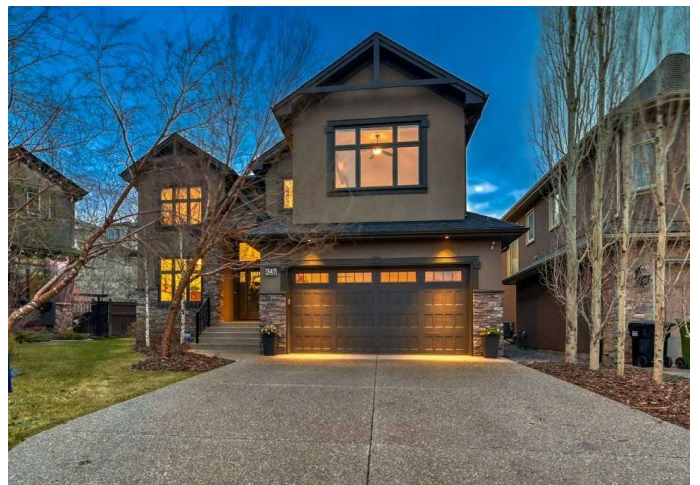
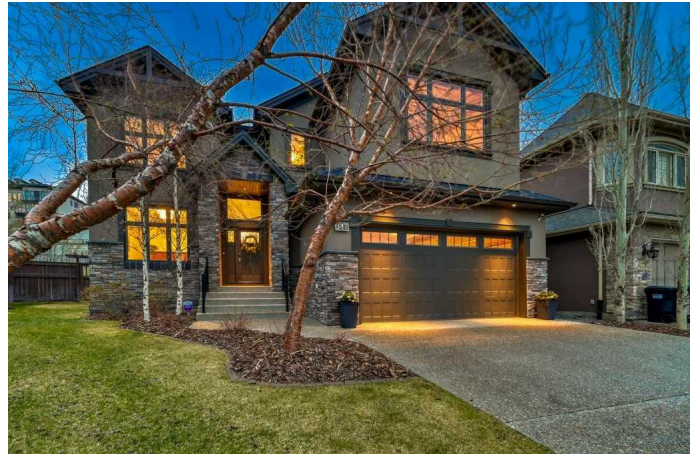
**\$1,495,000**

5 Bedroom, 4.00 Bathroom, 3,153 sqft

Residential on 0.17 Acres

Aspen Woods, Calgary, Alberta

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, Sarcee + 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.

Built in 2008

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212777    |
| Price          | \$1,495,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,153       |
| Acres          | 0.17        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 347 Aspen Glen Place Sw |
| Subdivision | Aspen Woods             |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 0E9                 |

**Amenities**

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

## Interior

|                   |  |
|-------------------|--|
| Interior 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) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Oven-Built-In  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Private, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Stucco, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 14            |
| Zoning         | R-G           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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