



780-978-7122
sukhu@grassrootsrealtygroup.ca

231 Aspen Green
Rural Rocky View County, Alberta

MLS # A2246869



\$3,400,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,250 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Quad or More Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 265
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-24-3-W5
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Recreation Facilities, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Sport Court Accessories (pickleball, hockey, tennis), Kids Outdoor Playset		

Experience an exceptional “family living” experience on one of the most beautifully landscaped lots in the award-winning community of Elbow Valley. Located on a quiet cul-de-sac, this spectacular home is situated on one acre and backs onto an environmental reserve connecting to pathways and a nature pond. Designed by McDowell & Associates and constructed by Granville Homes, this property showcases superior interior and exterior architectural details including extensive stone accents, prominent window shutters, dormer rooflines, elegant windows, and distinguished European-inspired flared roofing. This five-bedroom home offers approximately 6,500 square feet of developed living space and features a four-car attached garage. Interior highlights include a richly appointed den, a magnificent formal dining room, and an expansive great room with rustic wood beams, a central stone fireplace, and abundant natural light. The “Hamptons” inspired kitchen features premium appliances, a butcher block baking counter, antiqued cabinetry and ample workspace to accommodate culinary pursuits, while a generous breakfast nook is flooded by natural light boasting three sides of windows. Upstairs, three children’s bedrooms and an elegant primary suite offer picturesque views across the extensive park-like backyard. The lower level is designed for family recreation, featuring a media room, games area, exercise space, additional bedroom, and a full bath. Outdoors, the property provides expansive lawn areas, mature trees, rock garden terracing, a private hot tub, sport court, enclosed play area, raised gardens and a wood-burning firepit—ensuring year-round enjoyment for the entire family. This property is an incredible opportunity for a special family, providing a warm and inviting home where children will want to

gather for holidays. Original Owners. Pride of Ownership. Stunning Street Appeal.