



780-978-7122
sukhu@grassrootsrealtygroup.ca

**32 Aspen Meadows Manor SW
Calgary, Alberta**

MLS # A2317801



\$1,999,999

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,193 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 6 | Baths: | 5 full / 1 half |
| Garage: | Garage Faces Side, Oversized, Triple Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Garden, Gentle Sloping, Many Trees, Rectangular L | | |

| | | | |
|--------------------|---|-------------------|------------------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | Cable, Cable Internet Access |
| Features: | Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound | | |
| Inclusions: | Basement pool table, basement refrigerator | | |

Tucked away on a quiet cul-de-sac just steps from serene walking pathways, 32 Aspen Meadows Manor SW is a residence that earns its address. This 6-bedroom, 6-bathroom executive estate is where architectural presence, thoughtful renovation, and an exceptionally livable layout come together at a level rarely found in Calgary's west end. With over 4,800 sq. ft. of developed space across three levels, this residence makes an unforgettable first impression with its contemporary front door, lofty open-to-above foyer, and sweeping curved staircase with rich wood handrail and iron balusters. The main level is anchored by a spectacular great room where soaring ceilings, custom maple built-ins, crown moulding, a stone-faced fireplace, and a statement chandelier create a space equally suited to quiet evenings and memorable gatherings. The formal dining area, framed by arched detailing and crown moulding, sets the stage for intimate dinners and special occasions, while the sun-drenched south-facing office is a pleasure to work from. At the heart of the home, the renovated kitchen pairs quartz countertops with rich cabinetry, an oversized island, two sinks with garburators, a walk-in pantry with built-in storage, a dedicated coffee station, and a premium appliance package including a 6-burner FiveStar gas cooktop, Faber range hood, JennAir refrigerator and built-in wall oven, and Bosch dishwasher. The breakfast nook opens to a large raised deck with dual BBQ hookups, the first of two distinct outdoor spaces. Below, the manicured yard unfolds with an expansive concrete patio for fireside evenings, automated irrigation, a garden shed, and enclosed under-deck storage, creating a private, low-maintenance retreat that feels far removed from the city. Upstairs, four bedrooms create an ideal family layout, led by an expansive primary suite with broad windows,

custom walk-in closet shelving, and a spa-inspired 5-piece ensuite with dual-sink vanity, jetted tub, glass-enclosed shower, and partitioned water closet. One secondary bedroom includes a private 4-piece ensuite and walk-in closet, while another features vaulted ceilings and its own walk-in closet. The professionally developed lower level is designed for leisure and entertaining, with a two-tiered wet bar, wine fridge, billiards area, media lounge with stone-faced fireplace, two large bedrooms, and two 3-piece bathrooms, including one ensuite and another with a tiled steam shower and bench seating. Additional highlights include main floor laundry with LG washer and dryer, an oversized triple attached garage, two furnaces with whole-home humidifiers, two new hot water tanks (replaced in June 2026), upper-level air conditioning, and approximately \$270,000 in renovations including an estimated \$100,000 to develop the lower level. Leading private and public schools, shopping, fitness amenities, and dining are also close at hand, while the pathways provide an inviting setting for morning walks and dog outings. Welcome home.