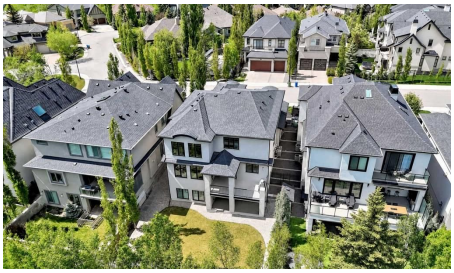
49 Aspen Ridge Green SW

Calgary | Active | MLS® A2338806

$1,995,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2015**	**3,080 sq. ft.**

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Listed by eXp Realty

A closer look

Located in ASPEN WOODS and backing directly onto TREED GREEN SPACE, this two storey home delivers privacy, mature forest views, and over 4,100 sq. ft. of beautifully developed living space - 3,080 sq. ft. above grade plus a 1,032 sq. ft. finished basement, complemented by an oversized attached triple garage and 2 A/C units.

Large windows frame the treed backdrop throughout the main floor, anchored by a striking TWO-STOREY LIVING ROOM with a stone fireplace and built-in cabinetry. The kitchen is finished with extensive cabinetry, granite countertops, a large centre island, and stainless steel appliances, opening onto a sunlit eating area. A separate BUTLER'S PANTRY adds further cabinetry and counter space, while the FORMAL DINING ROOM creates a dedicated setting for entertaining. Rounding out the main level are a DEN, OFFICE, mudroom, and 2 pc bathroom, with expansive rear windows and doors leading out to the DECK and its forested outlook.

Upstairs, a spacious BONUS ROOM anchors four bedrooms and a convenient laundry room. The primary suite features a WALK-IN CLOSET and an oversized 5 pc ENSUITE with dual vanities, a freestanding tub, and a glass shower. The remaining bedrooms each include walk-in closets, with one enjoying its own 4 pc ensuite, plus a further 5 pc bathroom serving the level.

The FINISHED BASEMENT extends the living space with a bedroom, 3 pc bathroom, RECREATION/GAMES ROOM, and generous storage.

Outside, the landscaped and fully fenced backyard backs onto mature trees and green space, with no homes directly behind for lasting privacy. Aspen Woods offers immediate access to neighbourhood pathways, ponds, playgrounds, and green spaces, with Aspen Landing Shopping Centre close by for groceries, restaurants, shops, and everyday services. Recreation is well served by WESTSIDE RECREATION CENTRE, WinSport/Canada Olympic Park, and nearby Griffith Woods Park, while families have access to respected public and private schools including Webber Academy, Calgary Academy, and Rundle College. Convenient access to Calgary's main arteries, along with West LRT service from the 69 Street CTrain Station, keeps the entire city within easy reach. Some images digitally staged or enhanced; in-person viewing recommended for full appreciation.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338806
Bedrooms	5
Bathrooms	5
Year Built	2015
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,080 sq. ft.
Main Level Finished Area:	1,427.92 sq. ft.
Upper Level Finished Area:	1,652.1 sq. ft.
Below Grade Finished Area:	1,032 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,597 sq. ft.
Lot Frontage:	48'10¼"
Front Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2015 (Age: 11)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	1412142

Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Stone
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
HOA Fee:	$700.00
City Quadrant:	Southwest
Community:	Aspen Woods
Amenities:	Other
Appliances:	Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven, Oven-Built-In, Range Hood, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known

Main Floor	Entrance · 7'7" × 5'11" ·
Main Floor	Den · 12' × 7'6" ·
Main Floor	Office · 12' × 5'5" ·
Main Floor	Kitchen With Eating Area · 21' × 14'11" ·
Main Floor	Pantry · 8'4" × 6' ·
Main Floor	Dining Room · 12'11" × 9'2" ·
Main Floor	Living Room · 16'1" × 14' ·
Main Floor	Mud Room · 9'7" × 7'8" ·
Upper Level	Bedroom · 14'2" × 10'4" ·
Upper Level	Bedroom · 13'8" × 9'6" ·
Upper Level	Bedroom · 12'8" × 11'6" ·
Upper Level	Laundry · 8'5" × 6'10" ·
Upper Level	Bonus Room · 15'3" × 15' ·
Upper Level	Bedroom - Primary · 14'5" × 14' ·
Basement	Bedroom · 13'8" × 11'5" ·
Basement	Game Room · 35'8" × 21'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	Other
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/49-aspen-ridge-green-sw-calgary-a2338806/

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