

\$1,298,800 - 60 Aspen Woods Park Sw, Calgary

MLS® #A2222350

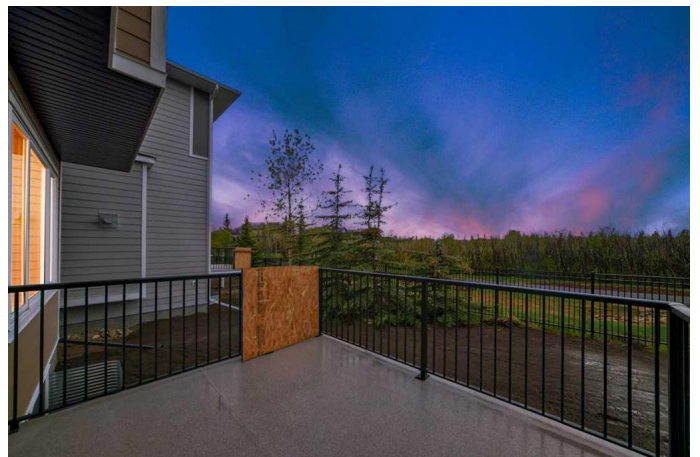
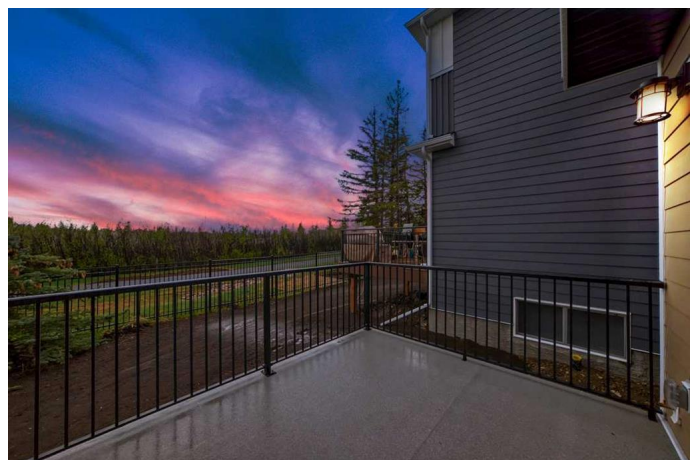
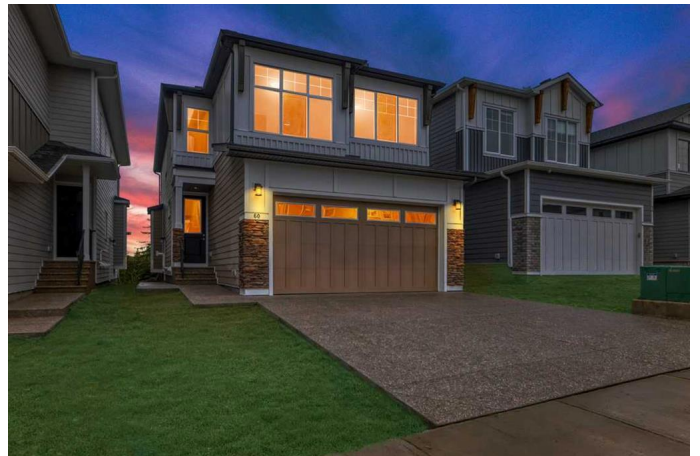
\$1,298,800

5 Bedroom, 4.00 Bathroom, 2,128 sqft

Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Immerse yourself in elevated living within this brand-new, never-lived-in Truman "Forte" residence, where sophistication and architectural finesse converge over 2,800 sq ft of exquisite living space. This home is a showcase of understated luxury, featuring an all-white and cream palette complemented by modern floors and striking 8 ft doors from the entry all throughout the main level accentuated by soaring 9 ft ceilings – a signature of grandeur and open space. The gourmet kitchen is a culinary sanctuary, adorned with gleaming quartz countertops, custom cabinetry with undermount lighting, and a premium stainless steel appliance package, including a gas range. The seamless flow extends to the vinyl deck – perfect for al fresco dining – complete with a gas line for BBQs. Upstairs, retreat to the serene primary suite, a sanctuary of tranquility with a 5 pc spa-inspired ensuite that exudes sophistication. Double vanities, a deep soaker tub, and a glass-enclosed shower are framed by crisp white finishes and gleaming chrome accents. Three additional bedrooms share a stunning 5 pc family bath, and a spacious bonus room offers a welcoming space for relaxation or a home office. The fully finished basement is a masterpiece of versatility, featuring a wet bar, expansive recreation room, private guest suite, and a luxurious 4 pc bathroom – all with the same exquisite design continuity. The separate entrance provides added privacy and functionality, making it ideal for entertaining or



multi-generational living. The meticulously crafted exterior showcases stucco and Hardie board siding, harmonizing beauty and durability. Built to Trueman’s Benchmark specifications, this home is a testament to quality, with a Vacu-Flo rough-in, security system rough-in, and a substantial 80-gallon high-efficiency hot water tank providing continuous comfort. Situated in one of Calgary’s most prestigious communities, this residence offers an unparalleled lifestyle with proximity to Aspen Landing’s upscale shopping and dining, the Westside Rec Center, and premier schools such as Webber Academy, Rundle College, and Ernest Manning High School. Discover the epitome of luxurious living where timeless design meets exceptional craftsmanship – a haven of sophistication with a palette of white and cream accented by rich, dark hardwood floors.

Built in 2025

Essential Information

MLS® #	A2222350
Price	\$1,298,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,128
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	60 Aspen Woods Park Sw
Subdivision	Aspen Woods

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6H8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	92
Zoning	R-1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.