

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

MLS® #A2254627

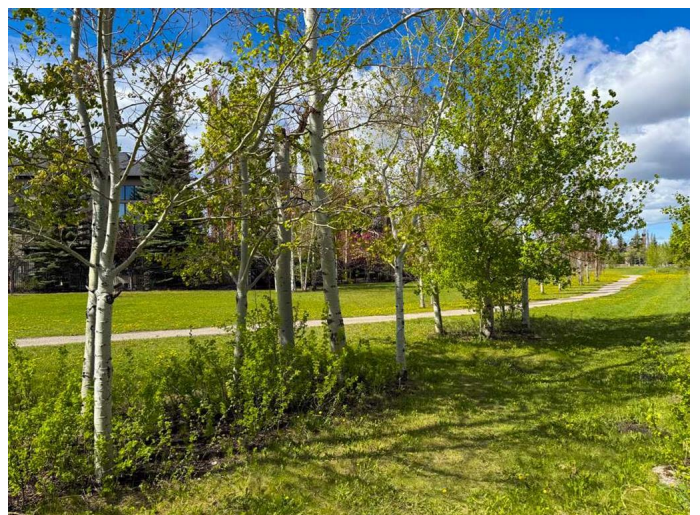
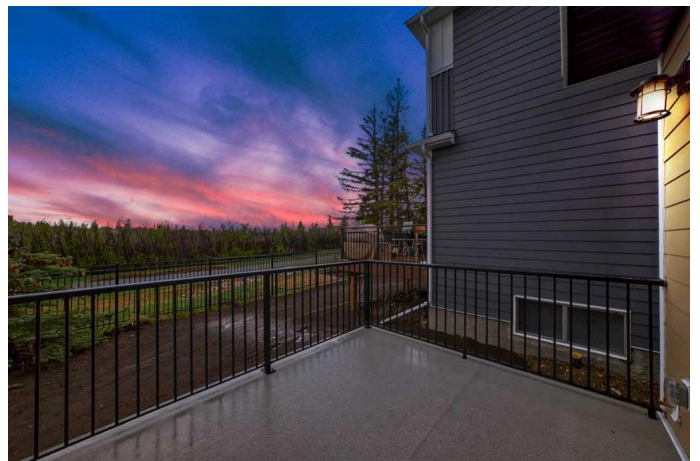
**\$1,298,800**

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® #         | A2254627    |
| 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    | September 6th, 2025 |
| Days on Market | 40                  |
| Zoning         | R-1                 |

### Listing Details

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

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