

**231 Aspen Green**  
**Rural Rocky View County, Alberta**

**MLS # A2246869**



**\$3,400,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	\$ 265
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-24-3-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	Sport Court Accessories (pickleball, hockey, tennis), Kids Outdoor Playset		

OPEN HOUSE SUNDAY &ndash; 12PM TO 3PM. Experience an exceptional &ldquo;family living&rdquo; 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 &ldquo;Hamptons&rdquo; 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&rsquo;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&mdash;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.