

DEXTER/CO

LUXURY REAL ESTATE



# DREAM FAMILY ESTATE

32 ASPEN MEADOWS MANNER SW  
CALGARY, AB  
COMMUNITY OF ASPEN WOODS

exp<sup>®</sup>  
REALTY

LUXURY

# PROPERTY SPECS

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6 BD 5.5 BA 4,826 SF

- EXTENSIVELY RENOVATED
- THREE CAR GARAGE
- “EVIL EYE” SPIRAL STAIRCASE FEATURE
- SPEAKER ZONES THROUGHOUT
- LOCATED IN QUIET CUL-DE-SAC WITHIN THE PRESTIGIOUS ASPEN WOODS ESTATES
- FOUR BEDROOMS ABOVE GRADE

# PROPERTY STATS

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PROPERTY TYPE	TWO-STOREY
YEAR BUILT	2007
TOTAL DEVELOPED SF	4,826
ABOVE GRADE SF	3,192
LOT SIZE	7,254 SF





# TIMELESS ARCHITECTURAL DETAILS

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Beautifully appointed executive home that blends enduring curb appeal with thoughtful exterior updates & refined architectural presence

## KEY FEATURES:

- Grand arched entry framed in rich stonework paired with recently upgraded main entrance door & garage doors
- Expansive driveway with generous guest parking
- Professionally landscaped yard with automated irrigation system
- Thoughtfully landscaped backyard framed by mature trees & sculpted landscaping
- Prestigious Aspen Woods location close to west-side amenities, private schools, nature pathways, shopping, & dining



# YOU HAVE ARRIVED

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A soaring foyer, sweeping staircase, & rich architectural finishes create an immediate sense of elegance, warmth, & scale.

## KEY FEATURES:

- Open-to-above foyer creating an unforgettable sense of arrival
- Curved staircase with rich wood handrail & iron balusters serving as a graceful focal point
- Generous ceiling heights & oversized windows filling the home with light & enhancing its sense of scale
- Engineered hickory hardwood & rich wood finishes adding warmth & continuity throughout the main level
- Crown moulding, arched detailing, & custom millwork reflecting the home's quality craftsmanship
- Open floor plan with expansive sightlines, designed to feel equally natural for family life & elegant entertaining







# WELL APPOINTED CHEF'S KITCHEN

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An elegant expression of form & function, this beautifully renovated kitchen was designed to elevate both everyday living & effortless entertaining.

## KEY FEATURES:

- Quartz countertops paired with rich wood cabinetry & ample storage
- Oversized central island with breakfast bar seating, expansive prep space, & a secondary sink with garburator
- Main kitchen sink with its own garburator, offering exceptional convenience
- Premium stainless steel appliance package featuring a 6-burner Fivestar gas cooktop, Faber range hood, JennAir built-in wall oven & refrigerator, Bosch Dishwasher, & built-in microwave
- Walk-in pantry with custom built-in storage, complemented by a dedicated coffee station for beautifully organized daily living
- Sun-filled breakfast nook opening directly to the raised deck, creating an effortless transition from indoor dining to outdoor entertaining









## STATEMENT GREAT ROOM

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The great room is the architectural heart of the home, offering the kind of scale & presence that makes the residence feel truly special. Soaring ceilings, oversized windows, a statement chandelier, crown moulding, custom maple built-ins, & a stone-faced fireplace create a space that feels grand, inviting, & deeply connected to the home's character.

### KEY FEATURES:

- Grand open-to-above design creating an exceptional sense of grandeur
- Soaring ceilings crowned by a statement chandelier that draws the eye upward
- Custom maple built-ins adding warmth, symmetry, & refined storage
- Stone-faced fireplace serving as an inviting focal point
- Crown moulding & rich wood detailing elevating the room's timeless character
- Expansive windows filling the space with natural light



# MAIN FLOOR AUXILIARY SPACES

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Thoughtfully designed beyond the home's principal living areas, the main floor offers a collection of elegant & highly functional spaces that support entertaining, productivity, & everyday family life.

## KEY FEATURES:

- Formal dining room framed by arched architectural detailing & crown moulding
- Sun-drenched south-facing office offering a serene & inspiring environment
- Spacious powder room featuring an expansive vanity, generous countertop, oversized sink, & striking statement mirror
- Laundry & mudroom with LG washer & dryer, custom built-in cabinetry, & thoughtfully planned storage for a seamless transition from the garage
- Side-oriented triple attached garage with separate double & single doors, generous parking capacity, & valuable space for vehicles, storage, & everyday convenience









# PRIMARY SUITE RETREAT

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Head up the stunning spiral staircase to your private oversized primary suite that delivers the scale, calm, & separation of a true luxury retreat, complete with a substantial spa-inspired ensuite & custom dressing space.

## KEY FEATURES:

- Remarkably spacious primary bedroom with a broad wall of windows drawing in natural light
- Expansive layout creating a true sense of retreat rather than simply another sleeping space
- Large walk-in closet finished with custom built-in shelving & extensive wardrobe storage
- Spa-inspired 5-piece ensuite anchored by an oversized dual vanity with granite countertops & abundant cabinetry
- Deep jetted tub wrapped in tile, creating a dedicated place to unwind
- Separate glass-enclosed shower & partitioned water closet









## UPPER LEVEL ADDITIONAL BEDROOMS

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The upper level offers three bright south-facing bedrooms, generous storage, & beautifully finished shared spaces, all connected by open views into the home's dramatic main living areas below.

### KEY FEATURES:

- Three spacious south-facing bedrooms with large windows welcoming abundant natural light
- One bedroom with its own private 4-piece ensuite & walk-in closet
- A second bedroom with vaulted ceilings & its own walk-in closet
- 4-piece shared bathroom with granite countertops, dual vanity, & an oversized shower
- Two linen closets providing additional upper-level storage & everyday convenience
- Open upper hallway with views into the soaring great room & sweeping staircase





## LOWER LEVEL ENTERTAINMENT HAVEN

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Designed for evenings that stretch long past dinner, the lower level brings together a fully equipped wet bar, billiards area, & inviting media lounge in one expansive, light-filled setting.

### KEY FEATURES:

- Custom two-tiered wet bar with rich wood cabinetry, granite countertops, textured glass-front display cabinets, built-in wine storage, & wine fridge
- Expansive games area with ample room for the billiard table & additional entertainment pieces
- Multiple windows & recessed lighting bringing brightness & balance
- Dedicated media lounge centred around a stone-faced fireplace, TV wall, & coordinated wood furnishings
- Soft carpeting throughout creating a warm, comfortable setting for relaxed evenings





## LOWER LEVEL AUXILIARY SPACES

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Beyond its entertainment spaces, the lower level adds substantial flexibility with two large bedrooms, two bathrooms, generous storage, & a spacious mechanical room designed to support the home's long-term needs.

### KEY FEATURES:

- Two large lower-level bedrooms offering ideal for family & guests
- Private 3-piece ensuite & direct access to under-stair storage
- Spa-inspired 3-piece bathroom with a fully tiled steam shower & built-in bench seating
- Additional storage throughout the lower level for seasonal items, household essentials, & recreational equipment
- Oversized mechanical room with ample working space & room to accommodate future equipment or upgrades







# PRESTINE OUTDOOR LIVING

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This expansive backyard is ideal for families that enjoy playing sports, dining outside, & enjoying evenings with friends & family!

## KEY FEATURES:

- Large flat backyard
- Mature trees providing great privacy
- Low maintenance landscaping
- Fully irrigated
- Expansive back deck with Duradek finish, gas line, spiral staircase to the yard with safety gate, & an abundance of space for an outdoor dining area, seating area, or both!
- Exposed aggregate patio area for a fire pit
- Fully fenced
- Storage shed for lawn mower, gardening tools, & more
- Additional storage space under the deck





# RENOVATIONS & UPGRADES

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Impeccably maintained inside & out, the home reflects a level of care that is immediately evident. Beyond its immaculate condition, nearly \$270,000 has been invested in renovations & upgrades, including approximately \$100,000 toward the professionally developed lower level.

## KEY FEATURES:

- Professionally developed lower level completed at an estimated cost of approximately \$100,000
- 2020 kitchen renovation with quartz countertops — approximately \$15,000
- Engineered hickory hardwood installed in 2020 — approximately \$23,300
- Interior repaint, front & rear exterior repaint, & upper-level & basement stair carpet completed in 2022 — approximately \$89,800 combined





- Professionally landscaped grounds with automated irrigation — approximately \$18,000
- Contemporary garage doors installed in 2023 & front entrance door installed in 2024 — approximately \$17,300 combined
- Two new hot water tanks installed in June 2026 — approximately \$6,000
- Upper-level air conditioning installed in 2019, new dishwasher installed in 2024, & furnace & duct cleaning completed in May 2026
- Exceptional storage throughout, including multiple walk-in closets, two upper-level linen closets, a walk-in pantry, extensive lower-level storage, a spacious mechanical room, garage storage, a garden shed, & enclosed under-deck storage
- Two furnaces each equipped with whole-home humidifiers, two hot water tanks, a side-oriented triple attached garage, & whole-home wiring for audio

# MAIN LEVEL FLOORPLAN



MAIN LEVEL  
1,719 SF

# UPPER LEVEL FLOORPLAN

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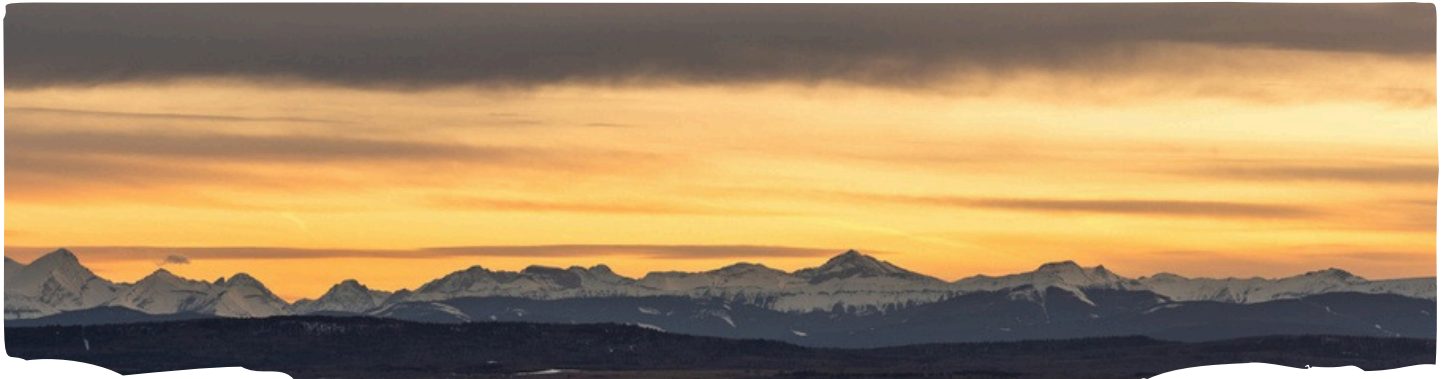
UPPER LEVEL  
1,473 SF

# LOWER LEVEL FLOORPLAN

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LOWER LEVEL  
1,634 SF



# COMMUNITY OF ASPEN WOODS



Perched on Calgary's Western edge, Aspen Woods is one of the city's most prestigious communities, offering an exceptional blend of natural beauty and urban convenience. Known for its rolling terrain and stunning Rocky Mountain views, the neighborhood provides a serene atmosphere while remaining closely connected to key amenities.

Residents enjoy quick access to Aspen Landing Shopping Centre, Westhills Towne Centre, and Signal Hill Centre, making everyday errands and weekend outings effortlessly convenient. With downtown Calgary only 20 minutes away, commuting and city access are both easy and efficient.

Aspen Woods is particularly renowned for its proximity to top-rated schools, including Webber Academy, Rundle College, and Ernest Manning High School. This makes the area highly desirable for families seeking strong educational opportunities within a safe and welcoming environment.

The community features a mix of sprawling estate homes, beautifully landscaped properties, and modern architectural designs. Its elevated streets and generous green spaces create a sense of openness and prestige, contributing to the neighborhood's distinct character.



Active living is central to Aspen Woods, with nearby amenities such as the Westside Recreation Centre, the Elbow Valley pathway system, and access to the trails of Griffith Woods Park. Whether enjoying fitness facilities, cycling routes, or nature walks, residents have endless ways to stay engaged outdoors.



For day-to-day living, the area offers boutique shopping, fitness studios, cozy cafés, and exceptional dining options. With its picturesque scenery, refined atmosphere, and unmatched convenience, Aspen Woods delivers an elevated lifestyle in one of Calgary's premier residential settings.



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