



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8 Aspen Hills Court SW Calgary, Alberta

MLS # A2236955



\$950,000

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|------------------|--|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,140 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Covered, Double Garage Attached, Driveway | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Low Maintenance Landscape, Many Trees | | |

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| Heating: | Central | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Double Vanity, Pantry, See Remarks | | |

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| Inclusions: | N/A |
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Welcome to your perfect retreat in the prestigious Aspen Woods community. This charming 2-storey home blends comfort and convenience, just minutes from parks, top-rated schools, scenic trails, and vibrant amenities. Step inside to 9-ft ceilings and a spacious living room with tile flooring that flows into a bright dining area. Sliding doors open to a large deck and a private, low-maintenance backyard—ideal for relaxing or entertaining. The chef-inspired kitchen features stainless steel appliances, granite waterfall countertops, and generous cabinetry. The main floor offers a flexible office or bedroom, a full 3-piece bathroom, a practical mudroom, and a pet's wash station. Upstairs, a vaulted bonus room with a cozy gas fireplace provides a perfect family space. The primary suite features a 5-piece ensuite and walk-in closet, while two additional bedrooms offer plenty of room for family or guests. Conveniently, the laundry room is located on the upper level, right next to the bedrooms. Downstairs, one of the only two legal basements in the neighborhood offers outstanding versatility with a separate entrance, second kitchen, family room, fourth bedroom, and full bath—ideal for extended family, guests, or added rental income. Recent upgrades include a new range, fridge, hood fan, comfortable toilets, paint in entire house, and energy-efficient LED lighting. With thoughtful features, ample storage, and a highly desirable location, this home offers the perfect balance of style, function, and family-friendly living.