



GRASSROOTS
REALTY GROUP

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**606 Aspen Meadows Hill SW
Calgary, Alberta**

MLS # A2291040



\$829,900

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|------------------|--|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 3,079 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 3 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Paved | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 1,077 |
| Basement: | Partial | LLD: | - |
| Exterior: | Brick, Stucco, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Refrigerator, Gas Stove, Microwave, Dishwasher, Garage Control(s), Range Hood, Washer, Dryer, All Window Coverings, Wine Refrigerator | | |

Experience elevated townhome living at 606 Aspen Meadows Hill SW – a luxurious 3-bedroom, 4-bathroom residence in the prestigious community of Aspen Woods. This executive home is thoughtfully designed with a private in-suite elevator, upscale finishes, and a highly functional layout that suits both relaxed living and stylish entertaining. The main floor is bright and airy, featuring 9’ ceilings, engineered hardwood flooring, and elegant built-ins. The kitchen is a chef’s dream with granite countertops, a center island, gas cooktop, wall oven, and a stainless steel French-door refrigerator. A bright dining area opens through French doors to a sun-drenched west-facing patio, ideal for relaxing or hosting. The living room offers a cozy yet refined feel with its fireplace and custom built-ins overlooking the fenced backyard. Also on the main floor is a powder room and a spacious third bedroom with a walk-in closet and private 3-piece ensuite — perfect for guests, aging parents, or a home office. Upstairs, a generous loft space includes a wet bar, bar fridge, and custom cabinetry. The primary suite provides a peaceful retreat with a private balcony, walk-in closet, and a luxurious 4-piece ensuite with double vanity and oversized shower. The second upper bedroom also includes a walk-in closet and its own full ensuite bath. A convenient upper-floor laundry room makes everyday living easy. Additional features include central A/C, a double tandem attached garage, and a huge private storage room. Located close to Aspen Landing, LRT, top schools, and parks, this home offers upscale, maintenance-free living in one of Calgary’s most desirable west-end communities.