



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**44 Aspen Hills Close SW
Calgary, Alberta**

MLS # A2296039



\$958,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	NA		

Open house 1:30-4:00Pm on Saturday and Sunday. Welcome to this beautifully appointed family home offering nearly 3,000 sq. ft. of professionally finished living space, perfectly situated on a quiet street with a private, treed backdrop. Designed with both comfort and functionality in mind, this home is ideal for growing families. The main level features gleaming hardwood floors and an inviting open-concept layout. The gourmet maple kitchen features granite countertops, tile backsplash, stainless steel appliances, a breakfast nook, and seamless access to the spacious dining area—perfect for everyday living and entertaining. The bright and airy living room showcases a cozy fireplace, while a versatile main floor den provides the perfect space for a home office or kids’ study area. A well-designed mudroom with ample storage and convenient laundry adds everyday practicality. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary retreat with a walk-in closet and a spa-inspired ensuite featuring a corner soaker tub and a separate oversized shower. A stunning bonus room with vaulted ceilings and abundant natural light offers the perfect space for family gatherings or movie nights. The fully finished basement extends your living space with a fourth bedroom, full bathroom, and a large recreation room—ideal for kids’ play dates, home gym or additional entertainment space. Additional highlights include recently painted walls, a fully insulated double attached garage, central air conditioning, newer hot water tank, water softener, central vacuum system and the fully equipped kids zone package in the basement. Step outside to enjoy the beautifully landscaped, low-maintenance backyard featuring a spacious deck—perfect for summer entertaining. Located in one of Calgary’s most

sought-after communities, this home offers unbeatable convenience with easy access to Stoney trail and quick route to the mountains. Top-rated schools are all within walking distance (5-10 minutes), including Weber Academy (K–12), Calgary Academy (K–12), Guardian Angel School (K–6), and a new Catholic high school currently under construction. You’re also just minutes from Aspen Landing Shopping Centre, offering an excellent selection of shops, restaurants, and everyday amenities. This is a rare opportunity to own a move-in-ready home in an exceptional location—don’t miss it!