



GRASSROOTS

REALTY GROUP

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**2235 81st Street SW
Calgary, Alberta**

MLS # A2296815



\$924,000

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,741 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 219
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Wood Frame	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Inclusions: na

First Time Buyers save 5% off listing price, thats \$46,200 in savings! Brand new and situated in the prestigious community of Aspen, this fully finished single-family home offers over 2350 sq ft of developed living space! With 4 bedrooms and 3.5 bathrooms. You won't find a better-priced detached home in the area! The open-concept main floor features a chef-inspired kitchen equipped with a gas cooktop, built-in wall oven and microwave, and elegant gold pendant lighting over a large quartz island. Large windows flood the living and dining areas with natural light, highlighting the durable LVP flooring that extends throughout the entire home, including the upper floor and the fully finished basement. Upstairs I is thoughtfully designed with three bedrooms PLUS a dedicated home office/tech room. The primary suite provides a spacious retreat, featuring an ensuite with a luxury stand-alone tub and a full glass shower with dual vanities and full tile! Convenience is built-in with a large upper-floor laundry room finished with quartz countertops. The fully finished lower level adds a versatile fourth bedroom, a full bath, and a secondary media room or lounge! Tons of space for the whole family. Practical additions include an AC rough-in, a double attached insulated garage, and a full new home warranty. This property represents exceptional value, featuring over \$20,000 in premium builder upgrades over and above the high standard specification.