



GRASSROOTS
REALTY GROUP

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27 Aspen Hills Close SW
Calgary, Alberta

MLS # A2314217



\$855,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Combination
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Bar, Granite Counters, No Animal Home, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully appointed executive family home nestled in the prestigious west-end community of Aspen Woods. Spanning over 2,000 sq ft of pristine above-grade RMS living space, this property perfectly balances everyday functionality with elegant design. The bright, main-floor layout welcomes you with an open-concept flow bridging the spacious living and dining rooms—creating an ideal environment for family gatherings and seamless entertaining. The gourmet kitchen is a chef’s delight, complete with stainless steel appliances, a generous walk-in pantry, and an expansive view over the landscaped, fully fenced backyard where children can play safely. Step outside directly onto the large private wood deck to enjoy outdoor dining and summer evenings. Upstairs, you will discover a massive bonus room alongside two beautifully sized bedrooms, including a luxurious primary retreat. The primary bedroom features a roomy walk-in closet and a spa-inspired 5-piece ensuite bath with double vanities for ultimate comfort. A convenient 4-piece main bath is just steps away from the secondary bedroom. The fully developed lower level features a spacious basement retreat with spacious living room, recreation area, a versatile kitchenette, and a private fourth bedroom complete with its own walk-in closet. A modern 3-piece bathroom rounds out the fully finished lower level. Situated on a quiet, highly desirable street within walking distance to top-rated schools (including Webber Academy), the upscale amenities of Aspen Landing Shopping Centre, and minutes from the 69th Street C-Train station.