



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

**MLS # A2314291**



**\$899,990**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	NA		

Walk your children to some of Calgary's top-ranked public and private schools from this beautifully maintained Aspen Woods family home. Located on a quiet, safe, family-friendly street, this move-in-ready 4-bedroom, 3.5-bathroom home is just a 5-10 minute walk to Webber Academy, Calgary Academy, Guardian Angel School, and the new Catholic high school currently under construction. Thoughtfully designed with a highly functional layout and no wasted space, this home is filled with natural light throughout the day. Wake up to morning sunshine in the main living areas, and enjoy the stunning vaulted bonus room, where large windows create a bright and inviting space for family gatherings, movie nights, or a children's play area. The fully finished basement adds exceptional flexibility with a fourth bedroom, full bathroom, recreation room, and dedicated kids' activity zone. Recent updates include fresh interior paint and a brand-new hot water tank, while central A/C, a water softener, and central vacuum provide everyday comfort and convenience. Smoke-free, pet-free, and meticulously maintained, this home offers the perfect combination of top-tier school access, functional family living, and one of Calgary's most sought-after community locations. Just minutes from Aspen Landing, parks, pathways, restaurants, and convenient access to Stoney Trail and the mountains.