



**169 Aspenshire Drive SW  
Calgary, Alberta**

**MLS # A2318035**



**\$998,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** Radon Mitigation System

Welcome to this beautifully appointed family home in the highly desirable community of Aspen Woods. Thoughtfully designed, this two-storey residence offers a perfect blend of everyday comfort and stylish upgrades, ideal for modern family living. Situated in one of Calgary's top school districts, the home also provides convenient access to the C-Train, major roadways, and is just minutes from Aspen Landing Shopping Centre, where you'll find a variety of shops, dining options, and essential services. Natural light fills the home throughout the day. Enjoy sunny mornings on the south-facing front porch, while large rear windows bring in abundant light to the living spaces and backyard. The main floor features 9-foot ceilings and durable vinyl flooring throughout. The well-designed kitchen is equipped with quartz countertops, stainless steel appliances, a central island with an eating bar, and a generous walk-through pantry with built-in shelving. The dining area opens directly to the backyard, making it perfect for both everyday living and entertaining. The cozy living room is anchored by a corner gas fireplace, while a versatile den/flex room and a 2-piece bathroom complete this level. Upstairs, a bright south-facing bonus room offers additional living space for family use. The primary bedroom includes a walk-in closet and a 4-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and a convenient upper-floor laundry room provide comfort and functionality for the whole family. The fully finished basement expands the living space with a large recreation room, an additional bedroom, a 4-piece bathroom, and a den—ideal for guests, a home office, or hobbies. Since taking possession of the property in 2023, the sellers have completed numerous upgrades, including new main-floor lighting, all new toilets, quartz

countertops throughout, a new range hood, and a new furnace. They have also added a water softener, central air conditioning, and a radon mitigation system. Combining a prime location, a thoughtful layout, and valuable updates, this home presents an exceptional opportunity for comfortable family living in Aspen Woods.