



GRASSROOTS

REALTY GROUP

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

MLS # A2323801



\$969,800

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

Tucked away on a quiet street in the heart of highly sought-after Aspen Woods, this exceptional family home offers over 2,844 sq. ft. of total developed living space — with 2,090 sq. ft. above grade — beautifully maintained and thoughtfully upgraded throughout. Rich hardwood flooring flows from a spacious front foyer past a formal dining room and into the bright, open-concept kitchen, designed for both everyday living and effortless entertaining. Here you'll find quartz countertops, an extended centre island with seating, a gas stove, and abundant cabinetry with a built-in pantry. A sunny breakfast nook overlooks the backyard, while the adjacent living room invites you to relax beside a gas fireplace with custom shelving. Upstairs, the spacious primary retreat is a true sanctuary, complete with a spa-inspired ensuite featuring a deep soaker tub, separate shower, and a large walk-in closet with custom organizers. Two additional generously sized bedrooms share a full bathroom, and a versatile bonus room with vaulted ceilings makes the perfect family lounge, media room, or play area. A dedicated office nook rounds out the level — ideal for working from home or study. The fully developed basement extends the living space with a large recreation room, a fourth bedroom, and a full bathroom — perfect for guests, teenagers, or extended family. Additional comforts include a rough-in for central vacuum, ample storage, and a practical mudroom connecting to the double attached insulated garage. Step outside to an impressive west-facing deck, thoughtfully extended to create an exceptional outdoor living space. Surrounded by mature trees and easy-care landscaping, the private backyard is made for summer barbecues, golden evening sunsets, and entertaining under the open sky. All of this within one of Calgary's most coveted school

catchments — zoned for top-rated Dr. Roberta Bondar School and Ernest Manning High School, and just minutes from premier private schools including Webber Academy, Rundle College, and Ambrose University. Enjoy easy access to Aspen Landing Shopping Centre, the Westside Recreation Centre, West LRT stations, extensive walking paths, and playgrounds, plus a quick connection to both downtown and the mountains. This is a rare opportunity to own a thoughtfully upgraded family home in one of Calgary's most desirable southwest communities. Some images have been virtually/digitally staged.