



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

169 Aspenshire Drive SW
Calgary, Alberta

MLS # A2331234



\$998,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters

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

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.