



GRASSROOTS
REALTY GROUP

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183 Aspen Acres Manor SW
Calgary, Alberta

MLS # A2338661



\$1,100,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

WALKOUT HOME WITH NO NEIGHBOUR BEHIND IN ASPEN WOODS! Located in highly sought-after Aspen Woods, this beautifully maintained home offers 3 Bedrooms, 2.5 Bathrooms, and over 2,100 sq.ft. of above-grade living space, plus a fully finished Walkout Basement with 1 Bedroom + 1 Den, providing approximately 700 sq.ft. of versatile space for extended family, guests, or a home office. Step through the impressive 9-ft Front Door into a bright open-concept Main Level with 9-ft ceilings and rich Hardwood flooring. The spacious Living Room features a Gas Fireplace with built-in display niches and large windows. Across the room, the gourmet Kitchen offers a large Centre Island with breakfast bar, Quartz countertops, Stainless Steel appliances including gas cooktop, range hood, wall oven and microwave, abundant cabinetry, and corner pantry. The adjacent Dining Room opens to the upper Deck with aluminum railing and Gas Hookup, overlooking the beautifully landscaped backyard with no neighbour behind. Steps lead down to the backyard, where a Pergola-covered brick Patio with Firepit creates an inviting space for outdoor gatherings. Mature flower beds and dedicated garden beds provide a beautifully tended setting with space to grow your own vegetables. The extra-length Double Attached Garage completes the Main Level. Upstairs, the spacious Bonus Room features a striking 10'7" vaulted ceiling. The Primary Bedroom offers a 10-ft vaulted ceiling, Walk-In Closet, and luxurious 5-piece Ensuite with Double Vanity, Granite Countertops, Soaker Tub, and Standing Shower with built-in seat. Two additional Bedrooms share a full Bathroom, while the 9-ft Laundry Room with storage adds convenience. The fully finished Walkout Basement features 8'8" ceilings and offers excellent flexibility with a second Kitchen with Quartz countertops, spacious

Living Room, 1 Bedroom, Den, and 4-piece Bathroom. The lower level opens to its own Patio, while concrete side steps provide convenient access between the backyard and front. Additional highlights include New A/C (2024), Granite Countertops in all Bathrooms, a wider Driveway, and Front & Backyard Irrigation Systems. Excellent school access is a major highlight of this home, with the property qualifying for Dr. Roberta Bondar School (K–6), Vincent Massey School (7–9), and Ernest Manning High School (10–12). Nearby private schools include Webber Academy, Rundle College, and Calgary French & International School. Aspen Landing Shopping Centre, Westside Recreation Centre, parks, walking paths, and West LRT are also nearby, with easy access to Stoney Trail and 17 Avenue. A rare opportunity to own a Walkout home with no neighbour behind, flexible lower-level living space, and access to excellent schools in one of Calgary's most sought-after Southwest communities.