



GRASSROOTS
REALTY GROUP

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97 Aspenshire Drive SW
Calgary, Alberta

MLS # A2347522



\$998,800

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, See		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Pantry, Wired for Sound		

Inclusions: none

Pride of ownership is unmistakable in this meticulously maintained, original-owner home in the prestigious community of Aspen Woods. Tucked away on a quiet, tree-lined street, this exceptional property offers an unbeatable combination of elegance, comfort, and convenience—just minutes from Aspen Landing, West District, top-rated schools, and with effortless access to Stoney Trail. From the moment you arrive, the stunning curb appeal sets the tone—this is a home that stands out. Step inside to a warm and inviting foyer that opens into a thoughtfully designed main floor, where natural light and open-concept living create an ideal space for both everyday life and entertaining. The spacious living room flows seamlessly into a chef-inspired kitchen featuring stainless steel appliances, ample cabinetry, and generous workspace. A versatile front den offers the perfect setting for a home office or a refined formal dining area. Upstairs, you’ll find three generously sized bedrooms, including a serene primary retreat complete with a spa-inspired 5-piece ensuite and a walk-in closet. The convenience of upper-level laundry adds to the home’s smart, family-friendly layout. The fully finished basement extends your living space with a fourth bedroom and a truly unique feature—a steam shower with foot massage, creating your own private in-home spa experience. Step outside to your sun-drenched, south-facing backyard, beautifully landscaped and highlighted by mature cherry, apple, and plum trees—just in time to enjoy the upcoming blossom season. Whether you’re hosting guests or unwinding after a long day, this outdoor space is designed to be enjoyed. An oversized double attached garage with built-in cabinetry completes the package. Move-in ready and available for quick possession, this is a rare opportunity to own

a turn-key home in one of Calgary’s most desirable communities. Book your private showing today—homes like this don’t come along often.