



GRASSROOTS
REALTY GROUP

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165 Aspenshire Crescent SW
Calgary, Alberta

MLS # A2352158

\$969,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,107 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fire pit

Welcome to 165 Aspenshire Crescent SW, a beautifully presented home in the sought after community of Aspen Woods, directly across from Bumblebee Park and its playground. A grand open-to-above foyer welcomes you with soaring ceilings and elegant staircase detailing, while new flooring throughout the main and upper levels (May 2026) adds a fresh, contemporary feel. The bright, open-concept main floor connects the living, dining, and kitchen areas, creating an inviting space for everyday living and entertaining. The living room features a striking stone faced gas fireplace and large windows overlooking the backyard. The kitchen offers granite countertops, rich wood cabinetry, a stone backsplash, stainless steel appliances, gas range, built-in microwave, beverage fridge, generous island with seating, and a walk-in pantry. Sun-filled dining space overlooks the landscaped yard, where mature trees, a stone patio, and a custom wood pergola create an appealing outdoor retreat. A three-zone underground irrigation system adds convenience. Completing the main floor are a spacious mudroom and laundry area, powder room, and access to the extended double attached garage with a new garage door (September 2026). Upstairs, the expansive bonus room impresses with vaulted ceilings, oversized windows, and views of Bumblebee Park, ideal as a media room, workspace, or second lounge. The generous primary bedroom includes a walk-in closet and ensuite with dual vanities, glass-enclosed shower, and corner soaker tub. Two additional bedrooms and a full bathroom complete the upper level. The unfinished basement features large windows and rough-in plumbing, offering possibilities for future development. Additional comforts include central air conditioning, water softener and new washer and dryer in 2025. Close to Webber Academy,

shopping, parks, and pathways, with convenient access to major roadways and the Rocky Mountains, this home combines a standout park-facing location with functional living spaces and thoughtful updates. Call today for more information!