



GRASSROOTS
REALTY GROUP

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252 Aspen Hills Close SW
Calgary, Alberta

MLS # A2240176



\$899,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,116 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Garage Heater, TV Mount in Living Room & in Basement, 65 inch TV and all built-in speakers in Basement.

Located on a quiet cul-de-sac in one of Aspen's most desirable pockets, this fully finished Morrison-built home offers the ideal mix of upscale finishes, smart design, and a rare oversized south-facing pie lot that delivers sunshine and space in spades. Inside, the two-storey foyer makes a strong first impression and opens to a bright, open-concept main floor wrapped in walnut hardwood and filled with natural light. The living area features a gas fireplace and oversized windows, while the kitchen is dialed in with granite countertops, stainless steel appliances, a walk-in pantry, and recent upgrades like a brand new gas range and modern faucet. The dining area leads directly to a tiered back deck with a gas BBQ hookup, creating a seamless indoor-outdoor flow perfect for summer evenings. The main-floor office is perfect for remote work or study, complete with Telus Optik fibre hardwired in—fast, reliable, and ready for whatever your day throws at you. Upstairs, the primary suite is a true retreat, offering a jetted soaker tub, glass shower, double vanity, and a spacious layout built for comfort. Two more generously sized bedrooms, a large bonus room, and an upper laundry room with a new Samsung washer and dryer round out the level. Sound-insulated bedrooms ensure peace and privacy throughout. Downstairs, the fully developed basement is designed for both function and fun. You'll find 9-foot ceilings, a fourth bedroom, and a luxurious three-piece bath with heated tile floors and a digital wall-mounted control system. The space also features a custom wet bar with wine storage and a built-in mini fridge, a 65" wall-mounted Panasonic Viera TV, built-in ceiling speakers, and an additional wall-mounted radiant heating system to keep things warm and cozy year-round. Mechanically, this home is rock solid with a new water tank, furnace

serviced annually, ducts recently cleaned, Kinetico water softener, Nest Protect fire/CO detectors, and a full wireless security system. The garage is heated, and the entire home is wired for sound—including speakers on the back deck. All this, plus a location that puts you just minutes from the LRT, top-rated schools, Aspen Landing, and offers quick access to Stoney Trail. Homes with this lot, layout, and level of care don't hit the market often. Come take a look—you'll see the difference.