



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

168 Aspenshire Drive SW
Calgary, Alberta

MLS # A2240301



\$1,299,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,011 sq.ft.	Age:	2009 (16 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Residential-Low Density M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: N/A

You're Invited: OPEN HOUSE Saturday, July 19 | 2:00 PM – 4:00 PM Aspen Woods Executive Residence 7 Bedrooms | Main-Floor Primary Retreat | South-Facing Backyard Discover refined living in this beautifully updated 7-bedroom, 4-bath executive home in prestigious Aspen Woods. Offering over 4,400 sq ft of thoughtfully designed space, this home seamlessly blends style, function, and flexibility—perfect for growing families or multi-generational living. Step into a soaring 19-ft ceiling foyer, where natural light fills the open-concept main floor. The heart of the home boasts a chef-inspired kitchen with granite countertops, a generous island, and custom cabinetry—flowing effortlessly into a cozy great room with a striking Rundle stone fireplace. The rare main-floor primary suite is your private sanctuary—featuring a spacious walk-in closet and a spa-like 5-piece ensuite. Ideal for ease of access, aging in place, or added luxury. Upstairs, you'll find four large bedrooms and a bright bonus room, perfect for quiet evenings or kids’ playtime. The fully finished basement adds unmatched versatility with two more bedrooms, a second home office, a craft room, and a sprawling media/games area for unforgettable movie nights and entertaining. Enjoy long summer evenings in your sun-drenched south-facing backyard, or retreat to the tranquility of a quiet, tree-lined street. Located minutes from downtown and close to Calgary’s top-tier private schools—including Webber Academy, Rundle College, and the Calgary French & International School—this is more than a home... it’s a lifestyle.