



GRASSROOTS
REALTY GROUP

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**243 Aspen Acres Manor SW
Calgary, Alberta**

MLS # A2243036

\$1,049,000



Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to 243 Aspen Acres Manor SW – an exceptional, beautifully maintained home in one of Calgary’s most sought-after communities! This stunning 2-storey home offers 3 spacious bedrooms and 2.5 bathrooms. As you step inside, you’re welcomed by a grand soaring ceiling in the foyer, setting the tone for the elegant design throughout. The main floor boasts hardwood flooring, a dedicated office, a stylish kitchen with premium finishes, a bright living room, and a generous dining area—perfect for both everyday living and entertaining. From the attached double garage with epoxy flooring, enter a functional mudroom that leads through a convenient walk-through pantry directly into the kitchen, offering excellent flow and ample storage. Upstairs, you’ll find three bedrooms and a second living room with a vaulted ceiling, creating a spacious, sun-filled retreat perfect for relaxing or gathering with family. The luxurious primary suite boasts a spa-like ensuite with a dual vanity, soaker tub, walk-in shower, and a private water closet. A large walk-in closet, thoughtfully positioned separate from the ensuite, offers ample storage and organization space. The undeveloped walk-out basement features 9-foot ceilings and a thoughtfully designed floor plan, presenting an excellent opportunity for the new owner to customize and create their ideal lower-level living space. Enjoy the outdoors in your beautifully landscaped backyard, complete with a large deck, firepit area, and private green space. Located on a premium corner lot, this home offers enhanced privacy with no neighbors on one side and mature trees creating a peaceful atmosphere. Set in the prestigious Aspen community, you’re just minutes from top-rated schools, shopping, downtown Calgary, and with the new Stoney Trail extension, access to the airport and

major roadways has never been more convenient. This is more than a home—it’s a lifestyle. Come experience it for yourself!