



**GRASSROOTS**  
REALTY GROUP

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## 18 Aspen Hills Manor SW Calgary, Alberta

**MLS # A2244540**



# \$945,000

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,958 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed		

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

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

**\*\*OPEN HOUSE this Sat Aug 2nd at 2-4PM\*\*** Elegant Family Home on Corner Lot in Aspen | Quiet Street | Sunny Backyard with Southwest Exposure Benefits Tucked away on a quiet street in the prestigious community of Aspen, this beautifully designed two-storey corner-lot home offers the perfect balance of family comfort and refined upgrades &mdash; all just steps from Webber Academy, playgrounds, walking trails, and Aspen Landing Lakes. Located within one of Calgary's most sought-after school districts and offering easy access to the C-Train and major roadways, the location blends peaceful living with city convenience. Set on a generous corner lot with no sidewalks to shovel, the home enjoys sunlight from every angle &mdash; morning light fills the NW-facing front, while the backyard benefits from southwest sunlight thanks to the lot's favorable orientation. On the main floor, you'll find 9-ft ceilings and an open concept layout with large-format tile flooring throughout except in Living Room. The Living room features a gas fireplace with stone surround and mantle, while the well-appointed Kitchen includes granite countertops, a center island with raised eating bar, stainless steel appliances, built-in wine fridge, and a spacious walk-through pantry with built-in shelves. The Dining Room leads to a newly painted 14'10" x 9'5" deck with gas hookup, canopy, and sun-blocking blinds &mdash; ideal for summer BBQs. The professionally landscaped backyard is a highlight &mdash; fully fenced for privacy, mature trees, a fruit-bearing apple tree, a kids' play structure with extended slide, and even a shed for gardening tools. It's a private, sun-filled outdoor retreat for all ages. On the upper level, a sunny South facing Family room provides flexible family space. The Primary bedroom boasts a walk-in closet and a spa-inspired 5-piece

ensuite with a soaker tub, double vanity, and a standing shower with seat. Two additional bedrooms and a 4-piece bathroom complete the upper floor, offering comfortable accommodation for family and guests. The fully finished basement offers 8'7" ceilings, a large Rec Room with wet bar and mini-fridge, plus a full 3-piece bath and an area with window that is ready to add as a 4th bedroom. A new furnace (May 2025), an insulated double attached garage with built-in storage, and a smart app-controlled garage opener add everyday practicality. The seller also secured City approval for a future extension (document available). This exceptional home combines thoughtful design, quality upgrades, and an unbeatable location to offer a truly comfortable and inviting family lifestyle. Don't miss the opportunity to make this beautiful Aspen residence your new home. **\*\*Check out 3D VIRTUAL TOUR\*\***