



GRASSROOTS
REALTY GROUP

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109 Aspen Meadows Hill SW
Calgary, Alberta

MLS # A2255262



\$900,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 3,072 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Views | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 1,077 |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Brick, Concrete, Stone, Stucco, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: na

Welcome to 109 Aspen Meadows Hill, a luxury Manhattan Brownstone offering over 3,071 sqft of upscale living with one of the best locations in the complex—showcasing one of only 4 units in the complex with unobstructed views of the mountains, courtyard, and downtown skyline. This home has been meticulously upgraded with over \$150,000 in high-end enhancements, creating a seamless blend of elegance, comfort, and smart functionality. Inside, you'll find a Control4 sound system with in-ceiling speakers throughout the main living spaces and bedrooms, a reverse osmosis system, a water softener, and a smart doorbell with two-way audio and cameras at both front and rear. On the main level, a versatile front office or bedroom with built-ins, while the reconfigured family room includes premium appliances like a full-size fridge, Wolf microwave, Sub-Zero wine fridge, Miele dishwasher, and additional cabinetry—perfect for hosting. Double power blinds with blackout and sheer layers, designer light fixtures, and high-end finishes elevate every space, including a main floor bath with a modern designer sink and faucet. The kitchen impresses with two Miele dishwashers, a wall oven, warming drawer, custom tile backsplash, and striking island lighting. Upstairs, both bedrooms feature blackout + sheer blinds and track lighting, while the laundry room boasts full-size machines and upgraded lighting. The living room layout was reimagined to accommodate an 80" TV above the fireplace, with additional cabinetry added for symmetry and storage. A fully finished lower-level gym/storage space completes the home, along with elevator access featuring a built-in phone for peace of mind. The garage features full epoxy floors, high-end cabinets, and a workbench. This is a true lock-and-leave executive home for the buyer who

values design, quality, and distinction in one of Calgary’s most desirable communities.