



GRASSROOTS
REALTY GROUP

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36 Aspen Hills Close SW
Calgary, Alberta

MLS # A2258811



\$899,990

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,015 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Conservation, Interior Lot, Lake, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Tucked away on a quiet street in prestigious Aspen Woods, this elegant 2 Storey residence blends timeless design with thoughtful modern upgrades. The main floor greets you with an open concept layout and soaring 9' ceilings, showcasing a gourmet kitchen with rich granite countertops, premium stainless steel appliances, and a generous corner pantry. The living room is anchored by a beautiful stone-faced fireplace framed by expansive windows, creating a warm yet sophisticated atmosphere. A sun-filled breakfast nook, formal dining space, practical mudroom/laundry, and stylish powder room complete the main level. Upstairs, the primary retreat is a true sanctuary, featuring a large walk-in closet and spa-inspired ensuite with double vanities, a stand-alone shower, and a deep soaker tub. Two additional bedrooms are complemented by a full bathroom, while a bright west-facing bonus room offers an inviting space for family gatherings. The newly completed lower level is a highlight of the home, thoughtfully finished with brand new flooring, designer pot lighting, an oversized bedroom, and a luxurious bathroom. Perfectly suited for guests, in-laws, or a private retreat, this level combines comfort with refined style. Outdoors, the private west-exposure yard has been designed for entertaining, complete with an oversized two-tiered deck and built-in sprinkler system. The home is further enhanced by central air conditioning, central vacuum, Hunter Douglas window coverings, a garden shed, and a heated double garage finished with ArmorTech flooring. Located within walking distance to Calgary's most coveted schools (Weber Academy, Rundle, and top public options), parks, Aspen Landing Shopping, and countless amenities, this home offers an unparalleled lifestyle opportunity in one of the city's most desirable communities.

Impeccably maintained and move-in ready, it is the perfect blend of sophistication, comfort, and location.