



GRASSROOTS
REALTY GROUP

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173 Aspenshire Drive SW
Calgary, Alberta

MLS # A2263524



\$1,200,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,763 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

A beautifully refreshed and redesigned home in desirable Aspen Woods! This stunning 2,763 sq ft two-storey combines timeless elegance with modern updates—showing like new! The Chef’s kitchen will impress with its professional-grade gas range, wine fridge, granite countertops, subway tile backsplash, and ample custom cabinetry. The newly refinished hardwood floors throughout the main level add warmth and sophistication to the open layout. Upstairs, the primary retreat features French doors leading to a luxurious spa-inspired 6-piece ensuite with a jetted tub, oversized shower, dual vanities, and a generous walk-in closet. The vaulted bonus room provides the perfect family gathering space, while the fully developed basement offers a spacious recreation room, a guest bedroom, a full bath, and a flex area—ideal for a gym or home office. Additional highlights include 9’ ceilings, granite counters throughout, built-in speakers, designer lighting, crown moldings and a backyard deck surrounded by mature trees—perfect for entertaining or relaxing in privacy. Located on a quiet crescent, just a short walk to Aspen Landing Shopping Centre and Calgary’s top-rated schools, this is a move-in-ready home that blends luxury, comfort, and unbeatable location—a true Aspen gem!