



**GRASSROOTS**  
REALTY GROUP

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**101 Aspen Meadows Hill SW  
Calgary, Alberta**

**MLS # A2286710**



**\$975,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,197 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All Televisions & Wall Mounts, A/V Equipment		

Welcome to luxury living in the heart of Aspen Estates at 101 Aspen Meadows Hill SW - a sophisticated, executive-style end-unit townhouse offering over 3,100 sq ft of beautifully designed living space, a private elevator connecting all levels, and unobstructed southwest mountain views. Perfectly suited for professionals and empty nesters seeking comfort, privacy, and low-maintenance living, this elegant residence blends timeless design with thoughtful upgrades and exceptional functionality. The entry level welcomes you with a spacious foyer, a versatile bedroom or home office complete with a custom built-in desk and Italian Murphy bed, and a full bathroom - perfect for guests or day-to-day flexibility. This level also features a bright, open-concept layout centred around a large bar and entertainment space, with a comfortable living area that opens onto a sunny balcony, creating an ideal setting for hosting or relaxing at the end of the day. The second level offers two large bedrooms, including a spacious primary retreat with dual walk-in closets (one thoughtfully converted from the original laundry space) and a luxurious 5-piece ensuite. A second bedroom with its own ensuite ensures comfort and privacy for guests or visiting family. Wool carpeting adds warmth and comfort throughout this level, while integrated audio and visual upgrades enhance everyday living. The top floor is designed for both entertaining and relaxation, featuring a stunning family room with an electric fireplace, an expansive dining area, and a second chef-inspired kitchen complete with premium appliances including Sub-Zero, Wolf, and Miele. Beautiful exposed brick adds warmth, character, and a timeless architectural element, creating a striking backdrop that elevates the entire space. Large windows frame the sweeping mountain views and capture sunlight throughout the day.

thanks to the home's east south west exposure. Downstairs, the fully developed basement adds valuable flex space with a recreation room, laundry area with Miele washer, water softener, and built-in TV and sound system. The heated double attached garage is a standout, finished with an epoxy floor, new heater with thermostat and remote control, built-in cabinets, workshop space, and a convenient shoe closet. Additional upgrades include Lutron programmable lighting, remote-controlled blinds and shades, a hot water recirculating pump, updated elevator components, glass shower enclosures in all bathrooms, and a new electrical breaker panel - all contributing to a refined and effortless lifestyle. Located in the prestigious Aspen Woods community, this home offers exceptional convenience with the C-Train just across 17th Avenue, quick access to Stoney Trail and Highway 1, and close proximity to Westside Recreation Centre, shopping, dining, and top-rated schools.