



**154 Aspen Hills Way SW
Calgary, Alberta**

MLS # A2294272



\$1,068,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,148 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Pride of Ownership in Sought-After Aspen Woods! This well-maintained and beautifully cared-for home offers over 3,000 sq. ft. of developed living space, including a fully finished walkout basement, in one of Calgary's most desirable communities. The main floor features a functional and inviting layout with a convenient den and laundry room. The upgraded kitchen showcases stainless steel appliances, granite countertops, white cabinetry, and a pantry, all opening to a bright living room highlighted by a cozy gas fireplace and vaulted ceiling. Upstairs, you'll find a sunny bonus room with vaulted ceilings, a spacious primary bedroom with a 4-piece ensuite including a separate shower, and two additional generously sized bedrooms with a full main bathroom. The fully finished walkout basement adds excellent versatility, offering a fourth bedroom, a 4-piece bathroom, and additional living space for family or guests. Ideally located close to top schools including Webber Academy and Calgary Academy, as well as a future Catholic high school, with easy access to major routes, this home combines comfort, convenience, and value in the heart of Aspen Woods. Click the Virtual Tours for more detail!