



**118 Aspen Hills Drive SW  
Calgary, Alberta**

**MLS # A2142681**



**\$949,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,978 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this gorgeous two-storey Greensboro home at the prime location of Aspen hills Sw Calgary. It's a perfect blend style and affordability for your dream home. Well-maintained almost 2000 sq ft home is in the highly sought-after Aspen Woods community. This home is located within walking distance to prestigious Webber Academy, Calgary Academy, Guardian Angel School, and less than 20 minutes drive from downtown. Close to stunning views of mountains. The spacious living room in the main floor features an elegant natural gas fireplace perfect for family gathering and relaxation and the dining room with large bright windows to overlook the sizable back yard, raised deck and paving stone patio. The chef inspired kitchen is equipped with dark granite countertops, stainless-steel appliances, huge walk-through pantry and cabinetry with ample storage. A powder room, large mudroom and laundry area with washing machine and dryer are on the main floor. The basement is ready to develop your own dream space with large windows, high ceilings and roughed in plumbing. The upstairs is stunning. The magnificent master suite is complete with walk-in closet and private 5-piece ensuite bath with large windows. You will love the very spacious, bright bonus room. Two additional bedrooms are complemented with a 4-piece bathroom. Aspen Woods offers a vibrant and friendly community atmosphere with parks, banks, shopping facilities and restaurants. minutes away from the Calgary ring road Stoney Trail and much more.