



**8 Aspen Hills Court SW
Calgary, Alberta**

MLS # A2158776



\$869,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Veneer, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Discover your perfect sanctuary in the heart of the sought-after Aspen Woods community. This charming 2-storey home offers the best of suburban living with its close proximity to parks, top-rated schools, scenic walking trails, and vibrant recreational spots. As you step inside, you're welcomed by soaring 9-foot ceilings and an inviting entrance that leads to a spacious living room. The living area seamlessly flows into a bright dining space, where natural light floods through the sliding doors that open up to a generous deck, perfect for outdoor entertaining. The serene, private backyard is a true retreat. The modern kitchen, a chef's dream, features stainless steel appliances, sleek granite countertops, an expansive peninsula, and ample cabinetry. The main level is thoughtfully designed with a dedicated office for work or study and a convenient laundry/mudroom for added functionality. Heading upstairs, a cozy vaulted bonus room with a gas fireplace awaits, ideal for family relaxation. The primary bedroom offers a peaceful retreat with a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms on this level are spacious and well-appointed. The fully finished basement adds even more value, with an additional family room, fourth bedroom, second kitchen, and bathroom—perfect for guests or extended family. Brand new updates, including a range and hood on the main floor, energy-efficient LED lighting throughout, and a new refrigerator in the basement, enhance the home's appeal. With ample storage and a convenient location near parks, shops, and schools, this home beautifully balances comfort, style, and practicality.