



**275 Aspen Hills Close SW
Calgary, Alberta**

MLS # A2159803



\$949,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,083 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Discover the elegance of this meticulously designed home in one of Calgary's most desirable neighborhoods. Tucked away on a quiet, family-friendly street, this residence offers a rare combination of contemporary style, thoughtful layout, and refined details that truly make it stand out. Step inside to a welcoming foyer with soaring ceilings, setting the tone for the airy, light-filled spaces throughout. The main floor is the heart of the home, boasting a custom-designed Legacy kitchen that merges style with functionality. With quartz countertops, an extended island, new Moen faucet, new garburator, upgraded stainless steel appliances, and a generous pantry, this kitchen is as practical as it is luxurious. The adjacent breakfast nook is bathed in natural light and opens onto a west-facing deck—perfect for sunset dinners and relaxing evenings. A formal dining room sits adjacent to the kitchen for the family to gather. The living room exudes warmth with its feature gas fireplace, framed by custom built-ins and complemented by oversized windows that offer views of the beautifully landscaped backyard. The flexible layout is ideal for modern family living, with space that easily transitions between entertaining and day-to-day activities. Upstairs, the expansive primary suite is a serene escape with a spa-inspired ensuite and upscale vanity, a deep soaker tub, and a separate shower. The suite also includes a large walk-in closet, designed with custom organizers to maximize space. Two additional bedrooms are generously proportioned and share a stylish full bathroom. A versatile bonus room with vaulted ceiling and tech nook on this level can be customized as a media space, playroom, or home office, all with fresh newer carpeting and paint. The fully developed basement adds even more living space, offering a fourth bedroom, a full bath, and a spacious

rec room—ideal for hosting game nights or setting up a home gym. Thoughtful upgrades like designer lighting, roughed in central-vac, and extensive storage make this home uniquely comfortable and efficient. Outside, the private backyard is a true oasis, with mature trees, carefully planned landscaping, and an extended deck that seamlessly connects indoor and outdoor living. The double attached insulated garage, with newer garage door, connects to a custom mud room providing wonderful storage solutions. Located in prestigious Aspen Woods, this home is within walking distance of parks, pathways, and top-rated schools, including Webber Academy and Rundle College. With Aspen Landing just a short drive away, you'll have everything from boutique shops to gourmet dining at your fingertips. 275 Aspen Hills Close SW is more than a home—it's a lifestyle. Offering both luxury and warmth, this residence is where memories are made and cherished.