



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2202683**



**\$895,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,208 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this stunning former show home in Aspen Woods community. This remarkable home is conveniently located near esteemed schools, parks, and picturesque walking paths. The well-planned layout includes three upper-level bedrooms, each featuring walk-in closets, along with a versatile lofted bonus area. With over 2,900 sq. ft. of developed living space, this property boasts such as newer water tank, roof, humidifier and also a newer central vacuum system. The primary suite offers a tranquil escape, complete with a luxurious 5-piece ensuite that features dual vanities and a corner soaker tub. The main floor showcases an open concept design highlighted by elegant hardwood flooring and a central gas fireplace. The expansive kitchen is a dream for culinary enthusiasts, featuring granite countertops, a large island, stainless steel appliances, a walk-through pantry, a coffee bar, and a spacious breakfast nook. The developed lower level offers a fantastic recreation room and a chic 3-piece bathroom with tile flooring. An insulated and drywalled double attached garage provides extra storage space. The fully landscaped, south-facing backyard is ideal for entertaining. This home presents a wonderful opportunity for families seeking to establish themselves in a desirable neighborhood. Schedule your showing today to ensure you don't miss out!