



GRASSROOTS
REALTY GROUP

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143 Aspen Hills Close SW
Calgary, Alberta

MLS # A2203263



\$929,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,100 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	N/A
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OPEN HOUSE SATURDAY & SUNDAY (MAR 22&23) 1:00-4:00PM. Welcome to this exclusive home nestled on a quiet street in the highly sought-after community of Aspen Woods. Conveniently located just minutes from Webber Academy, Calgary Academy, Guardian Angel K-6 School, and the upcoming Catholic High School, this home offers both luxury and convenience. Designed with elegance in mind, the main level features 9ft ceilings, hardwood floors, and large windows that flood the space with natural light. The formal living room is warm and inviting, complete with a gas fireplace. A versatile dining room is currently used as an office space, adding to the home's functionality. The gourmet kitchen is a chef's dream, boasting rich maple cabinetry, stainless steel appliances, granite countertops, and ample storage. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired ensuite featuring a soaker tub and a glass-enclosed shower. A bonus room with vaulted ceilings provides the perfect space for an entertainment area or a children's playroom. Enjoy year-round comfort with central air conditioning, and step outside to a beautifully landscaped yard with a spacious 21x16 deck, perfect for outdoor gatherings. The undeveloped basement awaits your creative vision. Additional upgrades include a new furnace (2024), hot water tank (2022), washer and dryer (2022). Ideally located close to Aspen Landing Shopping Centre and all amenities, this home is a must-see!