

\$899,900 - 252 Aspen Hills Close Sw, Calgary

MLS® #A2240176

\$899,900

4 Bedroom, 4.00 Bathroom, 2,116 sqft

Residential on 0.11 Acres

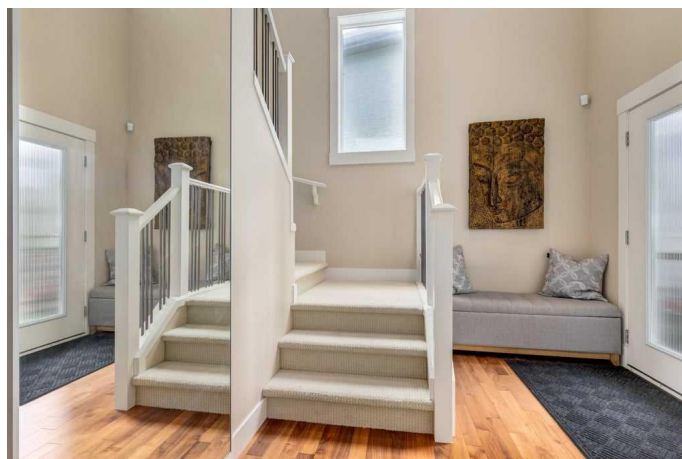
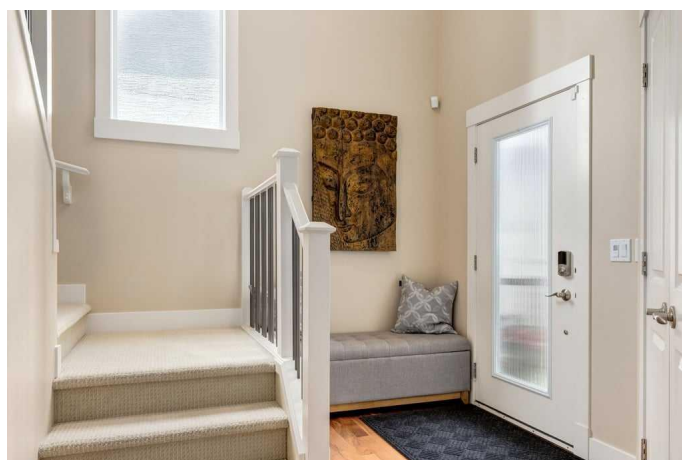
Aspen Woods, Calgary, Alberta

Located on a quiet cul-de-sac in one of Aspen's™ most desirable pockets, this fully finished Morrison-built home offers the ideal mix of upscale finishes, smart design, and a rare oversized south-facing pie lot that delivers sunshine and space in spades. Inside, the two-storey foyer makes a strong first impression and opens to a bright, open-concept main floor wrapped in walnut hardwood and filled with natural light.

The living area features a gas fireplace and oversized windows, while the kitchen is dialed in with granite countertops, stainless steel appliances, a walk-in pantry, and recent upgrades like a brand new gas range and modern faucet. The dining area leads directly to a tiered back deck with a gas BBQ hookup, creating a seamless indoor-outdoor flow perfect for summer evenings.

The main-floor office is perfect for remote work or study, complete with Telus Optik fibre hardwired in – fast, reliable, and ready for whatever your day throws at you.

Upstairs, the primary suite is a true retreat, offering a jetted soaker tub, glass shower, double vanity, and a spacious layout built for comfort. Two more generously sized bedrooms, a large bonus room, and an upper laundry room with a new Samsung washer and dryer round out the level. Sound-insulated bedrooms ensure peace and privacy



throughout.

Downstairs, the fully developed basement is designed for both function and fun. Youâ€™ll find 9-foot ceilings, a fourth bedroom, and a luxurious three-piece bath with heated tile floors and a digital wall-mounted control system. The space also features a custom wet bar with wine storage and a built-in mini fridge, a 65" wall-mounted Panasonic Viera TV, built-in ceiling speakers, and an additional wall-mounted radiant heating system to keep things warm and cozy year-round.

Mechanically, this home is rock solid with a new water tank, furnace serviced annually, ducts recently cleaned, Kinetico water softener, Nest Protect fire/CO detectors, and a full wireless security system. The garage is heated, and the entire home is wired for soundâ€”including speakers on the back deck.

All this, plus a location that puts you just minutes from the LRT, top-rated schools, Aspen Landing, and offers quick access to Stoney Trail.

Homes with this lot, layout, and level of care donâ€™t hit the market often. Come take a lookâ€”youâ€™ll see the difference.

Built in 2009

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2240176 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,116 |
| Acres | 0.11 |

| | |
|------------|-------------|
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 252 Aspen Hills Close Sw |
| Subdivision | Aspen Woods |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 0C8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound, Recessed Lighting |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Landscaped, Lawn, Pie Shaped Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Shingle Siding |

Foundation Poured Concrete

Additional Information

Date Listed July 16th, 2025
Days on Market 10
Zoning R-G

Listing Details

Listing Office eXp Realty

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