

# \$1,228,000 - 177 Aspen Hills Way Sw, Calgary

MLS® #A2216500

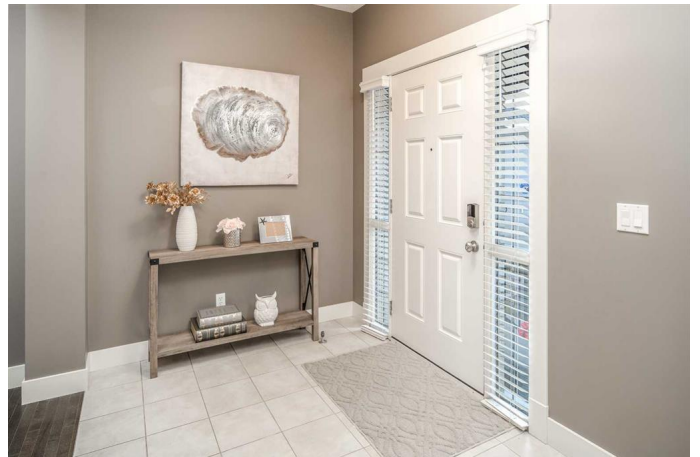
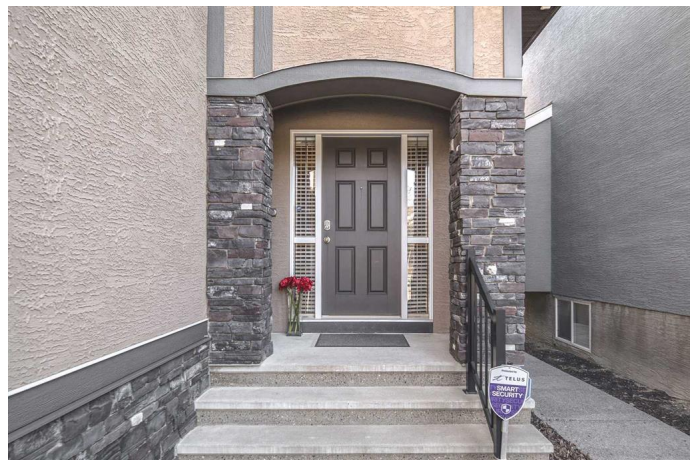
**\$1,228,000**

5 Bedroom, 4.00 Bathroom, 2,552 sqft

Residential on 0.09 Acres

Aspen Woods, Calgary, Alberta

**\*\*OPEN HOUSE : 1-4 pm SAT & SUN May 3 & 4, 2025\*\*** LOCATION, LACATION, Located in Calgary's most coveted private school district, just steps from Webber Academy and Guardian Angel School, this sun-drenched, south-facing Aspen Woods estate showcases luxury living at its finest. Elegantly crafted by Morrison Homes, this executive residence offers over 3,500 sq.ft. of beautifully appointed space, including 5 spacious bedrooms and 4 full bathrooms. Inside, you're welcomed by rich hardwood floors and a bright, open-concept design that flows effortlessly through the formal dining area into the expansive great room. The gourmet kitchen is a chef's dream, featuring granite countertops, full-height custom cabinetry, premium stainless steel appliances, and a walk-through pantry that leads to a well-organized mudroom. Step out from the sunny dining nook to your professionally landscaped, south-facing backyard, complete with a raised deck—perfect for BBQs, evening wine, or simply soaking in the sunshine. Upstairs offers four large bedrooms, an oversized bonus room, a full bathroom, and a serene primary suite retreat with a spa-style 5-piece ensuite and an expansive walk-in closet. The builder-finished basement adds flexible living space with a cozy rec room and fireplace, fifth bedroom, full bathroom, and ample room for games, guests, or family movie nights. Tucked away on a quiet street, with easy access to Aspen Landing, top schools,



playgrounds, and scenic pathways, this home delivers unmatched lifestyle, location, and value. Your Aspen Woods dream home is readyâ€”book your private tour today!

Built in 2009

**Essential Information**

MLS® #	A2216500
Price	\$1,228,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,552
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	177 Aspen Hills Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Barbecue
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-G

## Listing Details

Listing Office	Homecare Realty Ltd.
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