

\$1,125,000 - 63 Aspen Hills Manor Sw, Calgary

MLS® #A2121546

\$1,125,000

3 Bedroom, 4.00 Bathroom, 2,304 sqft

Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

Welcome to this impeccably upgraded and maintained two storey home, in the highly sought-after community of Aspen Woods. Built by Morrison Homes, this home is situated on a quiet cul-de-sac with a large backyard. The open concept welcomes you as you enter the home, combined with functionality and thoughtful design. The kitchen features granite island and countertops with seating, floor-to-ceiling white shaker cabinetry by Kitchen Craft, Bosch gas range and recently updated stainless steel fridge and beverage centre. This home boasts rich walnut hardwood flooring throughout and the adjacent living area includes vaulted ceilings and large windows allowing in plenty of natural light all with a gas fireplace. Completing the main floor is an office, a convenient large mudroom, and a bathroom. The upstairs features a large primary bedroom, complete with an ensuite bathroom with both a shower and bathtub, and a walk in closet. The upper level has a generously sized living area, two well-appointed bedrooms, a full bathroom, and a conveniently located laundry area. The basement features a spacious family room/recreation area and another full bathroom. Noteworthy features of this home, include pie shaped lot, professionally landscaped backyard, complete with a deck, shed and children's swing, all from a desirable west exposure. Nestled in the stunning backdrop of the rocky mountains, Aspen Woods is a highly coveted community



in west Calgary with some of the most acclaimed schools in the city, ample shopping and restaurants nearby, all within walking distance by beautiful paths, trails and parks to enjoy. With direct access to downtown and major roadways such as Stoney Trail, this location ensures convenience for both city commuting and mountain getaways. This Aspen Woods residence shows pride of ownership and is an exceptional opportunity for you to call home.

Built in 2009

Essential Information

MLS® #	A2121546
Price	\$1,125,000
Sold Price	\$1,198,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,304
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	63 Aspen Hills Manor Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0G6

Amenities

Parking Spaces	2
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Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	April 22nd, 2024
Days on Market	7
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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