

# \$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

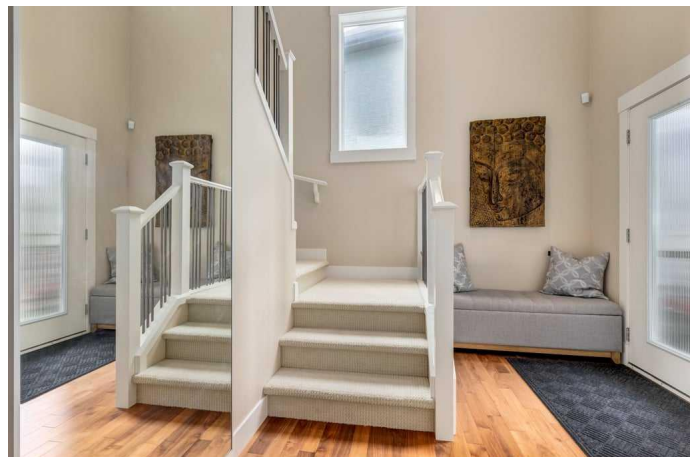
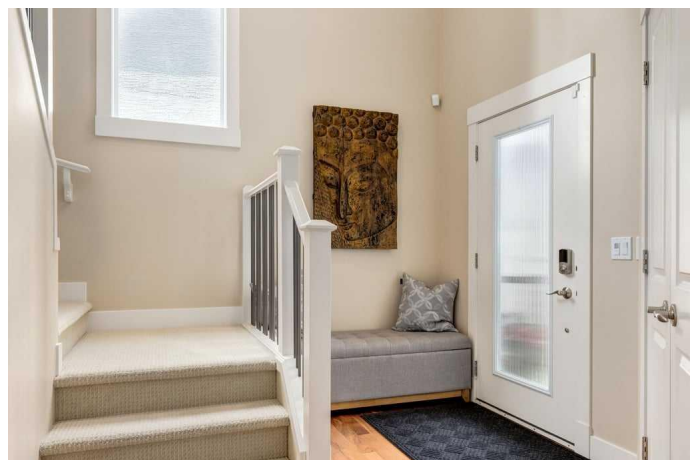
Aspen Woods, Calgary, Alberta

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                1  
Zoning                              R-G

**Listing Details**

Listing Office                    eXp Realty

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