

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

MLS® #A2216500

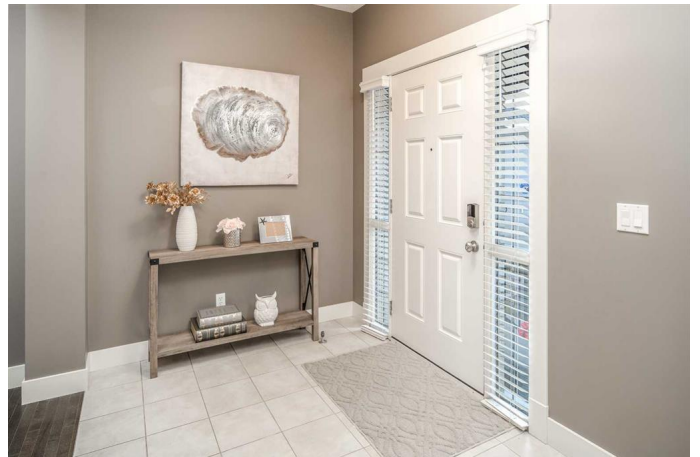
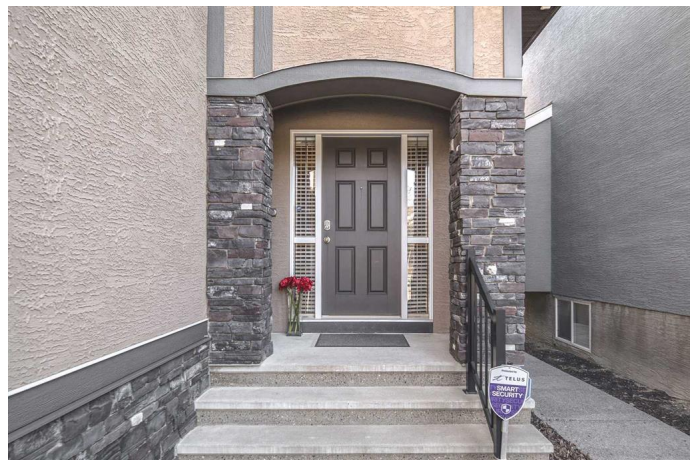
**\$1,228,000**

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	Barbecue, Garden, Private Entrance, Private Yard
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	7
Zoning	R-G

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.