

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

MLS® #A2216500

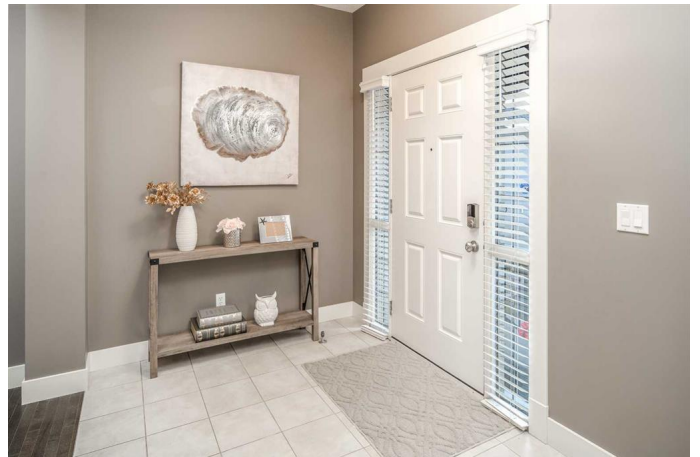
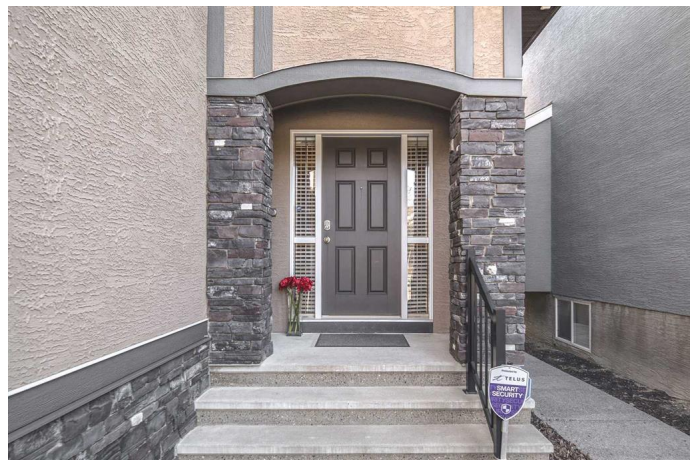
\$1,228,000

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 | 8 |
| 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.