

\$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

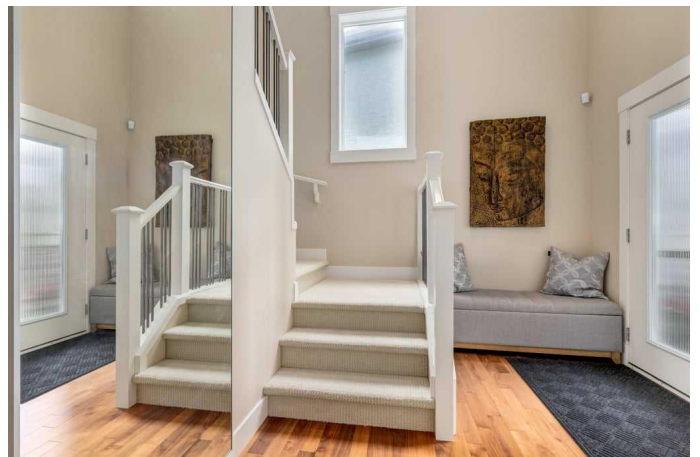
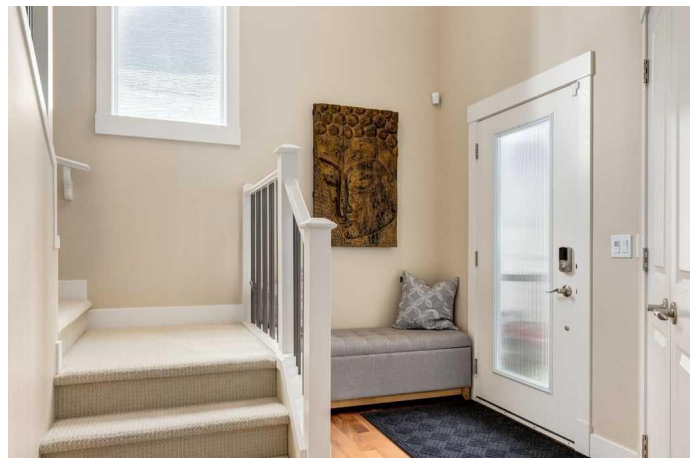
Aspen Woods, Calgary, Alberta

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 2

Zoning R-G

Listing Details

Listing Office eXp Realty

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