

# \$1,299,000 - 168 Aspenshire Drive Sw, Calgary

MLS® #A2225718

**\$1,299,000**

7 Bedroom, 5.00 Bathroom, 3,011 sqft

Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE: SATURDAY, JUNE 7 | 2:30

PM – 5:00 PM

7 BEDROOMS | HOUSTON STYLE

MAIN-FLOOR PRIMARY SUITE |

SOUTH-FACING BACKYARD | ASPEN

WOODS EXECUTIVE HOME

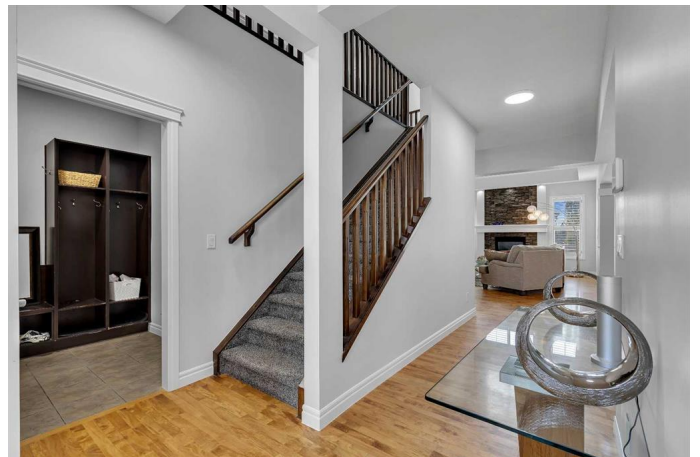
Price significantly reduced to sell - This beautifully updated 7-bedroom, 4-bath executive home in Aspen Woods offers over 4,400 sqft of living space and a sunny south-facing backyard – perfect for families seeking space, flexibility, and a prime location.

The main-floor primary suite is a standout feature, ideal for multi-generational living, or simply enjoying a private main-level retreat with a 5-piece ensuite and walk-in closet.

The main level impresses with 19-ft ceilings, a stunning Rundle stone fireplace, a chef's kitchen with granite counters, a large island, all-new cabinetry, a den/study and a formal dining area. Fresh interior paint and recently updated hardwood floors and carpet add a modern touch throughout.

Upstairs offers 4 spacious bedrooms and a bright bonus room, while the fully developed basement adds 2 more bedrooms, a second office, a craft room, and a large media/games area.

Located on a quiet street with easy access to



downtown, the mountains, and top private schools like Webber Academy, Rundle College, and the Calgary French & International School, this home delivers elevated living in one of Calgary's most sought-after neighborhoods.

Built in 2009

**Essential Information**

MLS® #	A2225718
Price	\$1,299,000
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,011
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	168 Aspenshire Drive Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, No Smoking Home
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	31
Zoning	Residential-Low Density M

## Listing Details

Listing Office	Real Broker
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