\$1,249,990 - 169 Aspen Hills Way Sw, Calgary

MLS® #A2266262

\$1,249,990

4 Bedroom, 4.00 Bathroom, 2,240 sqft Residential on 0.10 Acres

Aspen Woods, Calgary, Alberta

Welcome to 169 Aspen Hills Way SW, a distinguished executive residence tucked away in the heart of Aspen Woods, one of Calgary's most coveted west-end communities. Just moments from Webber Academy, Rundle College, and the tranquil foothills of the Rockies, this home offers the rare combination of everyday convenience, refined living, and effortless access to mountain escapes.

From the moment you arrive, the home's stately curb appeal sets the toneâ€"handsome architectural lines, manicured landscaping, and a wide driveway leading to an oversized double garage. Step inside to over 3,000 sq.ft. of thoughtfully designed living space, where elegance meets modern comfort. Soaring ceilings and expansive windows flood the main floor with natural light, highlighting a seamless open layout ideal for both grand entertaining and intimate family living.

At the heart of the home is a gourmet chef's kitchen, beautifully appointed with full-height custom cabinetry, high-end stainless-steel appliances, a waterfall-edge granite island, and a walk-through pantry connecting directly to the mudroom for everyday functionality. The adjoining dining area opens to a sun-drenched living room anchored by a sleek gas fireplaceâ€"creating the perfect backdrop for dinner parties, holiday gatherings, and quiet evenings at home.







Step outside to a professionally landscaped, south-facing backyard designed for year-round enjoyment, featuring an expansive deck, built-in seating, and firepit areaâ€"ideal for relaxing under the stars or entertaining guests on warm summer nights.

Upstairs, a spacious bonus room serves as the ultimate family lounge or media retreat. The luxurious primary suite is a private sanctuary, complete with panoramic south-facing windows, a lavish spa-inspired ensuite with quartz double vanities, a frameless glass shower, deep soaker tub, and a custom walk-in closet. Two additional bedrooms, a full bathroom, and upper-level laundry complete this floor with both comfort and practicality in mind.

The fully finished basement expands the living space with a generous recreation area, a wet bar, a guest bedroom, and a four-piece bathâ€"perfect for hosting out-of-town visitors or creating your own home gym or theatre.

Nestled on a quiet, family-friendly street, this property embodies the Aspen Woods lifestyleâ€"just 20 minutes to downtown yet minutes from scenic walking trails, upscale boutiques, fine dining, and world-class schools. Here, every detail has been designed for those who appreciate craftsmanship, comfort, and class.

Experience the art of living well at 169 Aspen Hills Way SWâ€"where timeless design meets modern luxury.

Built in 2009

Essential Information

MLS® #

A2266262

Price \$1,249,990

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,240

Acres 0.10

Year Built 2009

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 169 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 Ceiling Fan(s), High Ceilings, Kitchen Island, See Remarks

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Yard, Landscaped, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025

Days on Market 8

Zoning R-G

Listing Details

Listing Office Homecare Realty Ltd.

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