109 Aspen Acres Manor SW

Calgary | Active | MLS® A2355978

$1,700,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2014**	**3,131.85 sq. ft.**

Your next move starts with a conversation.

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Listed by MaxWell Capital Realty

A closer look

This spectacular, Fully finished and extensively upgraded Home is located in prestige and desirable SW community of Aspen Woods and nestled on a Pie lot backing onto a Green space with PANORAMIC MOUNTAIN views. Main floor boasts a front den with custom built- in furniture. Dining room accented by a two sided gas fireplace trimmed by a wall of stone. Rear great room showcases a wall of windows allowing for West natural light. Stunning adjacent kitchen features granite counters, stone backsplash, exclusive DCS stainless steel appliances and butler pantry. You will enjoy a warm feeling of "farm house" engineered hardwood throughout and ceiling beams. Upper level offers three bedrooms, each with ensuite bathrooms and walk-in closets in addition to a spacious bonus room with vaulted ceiling. Magnificent Primary bedroom offers second two sided gas fireplace along with numerous West facing windows with spectacular Mountain views. Executive ensuite spa is accented by dual sinks, claw foot tub, oversized shower, heated floors and fabulous walk-in closet. Finished basement offers spacious game and exercise room with 3D Home Theater and cozy fireplace, fourth bedroom, another bathroom, and one more bedroom/ office/den room. A sauna provides an oasis for rejuvenation, while the home theater delivers cinematic experiences. Outside, the expansive pie-shaped lot, spanning 6,954 square feet, backs onto park/green space, offering breathtaking views and tranquil serenity. Enjoy outdoor living with the deck, landscaped grounds, fruit trees, underground sprinklers, and no neighbors behind. With triple attached garage , along with community amenities such as parks, playgrounds, schools, shopping, sidewalks, streetlights, and walking/bike paths, this residence provides a truly exceptional lifestyle experience. Recent upgrades for close to $100,000 include but not limited to : Solar system (37 panels ,inverter with extended warranty) ; Radon reduction system; Cedar sauna; 3D Home Theater with 150-inch Elite Screen (16:9) Kinetico Premium water softener and dechlorinator; Tesla charger 48A; Bradford Hot water tank 75USG; weather-resistant outdoor privacy curtains. An executive home, Move-in ready just in time for the Festive Season.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355978
Bedrooms	5
Bathrooms	5
Year Built	2014
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,131.85 sq. ft.
Main Level Finished Area:	1,343.39 sq. ft.
Upper Level Finished Area:	1,788.46 sq. ft.
Below Grade Finished Area:	1,215.55 sq. ft.
Acreage:	No
Lot Area:	6,953 sq. ft.
Lot Frontage:	30'10"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2014 (Age: 12)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	1211631
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Basement, Bedroom, Dining Room, Double Sided, Gas
Garage:	Yes
Garage Spaces:	3
Parking:	In Garage Electric Vehicle Charging Station(s), Triple Garage Attached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Aspen Woods
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Radon reduction system; Solar system (37 panels, inverter with extended warranty) Cedar sauna; 3D Home Theater with 150-inch Elite Screen; water softener Kinetico Premium; water Dechlorinator; Tesla charger 48A; Privacy curtains on the deck; small fridge in the basement; Sonos music system; Overhead boat hoist in the garage.
Restrictions:	None Known
Main Floor	Dining Room · 19'1" × 9'2" ·
Main Floor	Foyer · 15'7" × 9'6" ·
Main Floor	Kitchen · 15'11" × 11'4" ·
Main Floor	Living Room · 21'8" × 21'2" ·
Main Floor	Mud Room · 9'10" × 7'4" ·

Main Floor	Office · 11' × 10'5" ·
2nd Floor	Bedroom · 19'3" × 10'6" ·
2nd Floor	Bedroom · 12'9" × 12'7" ·
2nd Floor	Family Room · 17'7" × 16' ·
2nd Floor	Laundry · Measurements not available ·
2nd Floor	Bedroom - Primary · 22'2" × 18'8" ·
Lower Level	Bedroom · 11'4" × 10'7" ·
Lower Level	Bedroom · 13'4" × 12'8" ·
Lower Level	Game Room · 30'3" × 20'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Back Lane, No Neighbours Behind, Pie Shaped Lot, Treed, Underground Sprinklers, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1s
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-aspen-acres-manor-sw-calgary-a2355978/

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