295 Aspen Hills Close SW

Calgary | Active | MLS® A2340598

$1,039,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**2,279.18 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

SHOWSTOPPER Greenboro Estate HOME in ASPEN WOODS.

Welcome to this exceptional former Estates Show Home, where timeless design, quality craftsmanship and pride of ownership are evident throughout. Offering over 2,250 sq. ft. above grade plus a fully developed basement, this beautifully maintained residence features four bedrooms, 3.5 bathrooms, central air conditioning and a professionally landscaped west-facing backyard.

From the moment you arrive, the impressive curb appeal sets the tone. Step inside to a bright, sophisticated main floor with beautiful hardwood flooring and an inviting open-concept design. The chef-inspired kitchen is both elegant and highly functional, featuring quartz countertops, stainless steel appliances, extensive cabinetry, a large centre island and walk-in pantry. The adjoining dining area provides an ideal setting for entertaining, while the generous living room offers a comfortable space for gathering and relaxing. A main-floor laundry room and powder room add everyday convenience.

Upstairs, three spacious bedrooms are complemented by a full bathroom and a versatile bonus room-perfect for a home gym, media room, playroom or additional family living space. The private primary retreat offers a peaceful escape, complete with a spa-inspired five-piece ensuite.

The fully developed lower level extends the home's versatility with a substantial games and recreation room, fourth bedroom, three-piece bathroom and excellent storage.

Outside, the professionally landscaped west-facing backyard creates a private setting for enjoying afternoon and evening sunshine. A ground-level tiled patio provides the perfect spot for summer entertaining, outdoor dining or simply relaxing at the end of the day.

The location is exceptional. Enjoy the convenience of walking to Calgary Academy, Guardian Angel School, Webber Academy, Rundle Academy and Ernest Manning High School, while Aspen Landing is just minutes away with Safeway, shops, services and everyday amenities at your doorstep. Set within a quiet, established neighbourhood, this is a home that offers an ideal balance of sophistication, comfort and convenience for today's family.

Beautifully maintained, thoughtfully designed and exceptionally positioned-this is a rare opportunity to own a former show home in one of Calgary's most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340598
Bedrooms	4

Bathrooms	4
Year Built	2005
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:	2,279.18 sq. ft.
Main Level Finished Area:	1,008.19 sq. ft.
Upper Level Finished Area:	1,270.98 sq. ft.
Below Grade Finished Area:	935.1 sq. ft.
Acreage:	No
Lot Area:	4,262 sq. ft.
Lot Frontage:	36'2"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2005 (Age: 21)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	0612481
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Dining Room, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Aspen Woods
Appliances:	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Inclusions:	large mirror on wall on upper floor in hall, two deep freezers in basement utility room, and punching bag in basement is negotiable.
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way

Main Floor	Dinette · 18'3" × 10'6" ·
Main Floor	Foyer · 9'10" × 8'9" ·
Main Floor	Kitchen · 14'4" × 12'7" ·
Main Floor	Laundry · 11'11" × 10'4" ·
Main Floor	Living Room · 14'11" × 13'10" ·
Main Floor	Mud Room · 5' × 4'11" ·
Upper Level	Bedroom · 12' × 10'4" ·
Upper Level	Bedroom · 10'7" × 10'4" ·
Upper Level	Bonus Room · 15' × 12'7" ·
Upper Level	Bedroom - Primary · 16'3" × 13'8" ·
Upper Level	Walk-In Closet · 10'4" × 7'2" ·
Basement	Bedroom · 13'10" × 12' ·
Basement	Game Room · 22' × 17'10" ·
Basement	Furnace/Utility Room · 18'7" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Rain Barrel/Cistern(s)
Patio And Porch Features:	None
Lot Features:	No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-1N
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/295-aspen-hills-close-sw-calgary-a2340598/

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