



# 93 Aspen Hills Drive Calgary Alberta

\$475,000

Welcome to 93 Aspen Hills Drive SW, a move-in ready and fully finished townhome in the highly coveted community of Aspen Woods. This home offers over 1,500 square feet of overall finished living space, thoughtfully designed for comfort and modern reliability. The front of the home offers great curb appeal with its stone accents and a long concrete walkway to the home. Stepping inside, the open-concept main floor features 9-foot ceilings and beautiful hardwood floors. You are immediately welcomed into the dining area, which is perfectly positioned for hosting, flowing seamlessly into the spacious living room that acts as the heart of the home. At the back of the main level, the well-appointed kitchen offers full-height cabinetry, granite counters, stainless steel appliances, a pantry, and a movable island that allows you to customize your workspace. A convenient 2-piece powder room completes this level. Just off the kitchen, you can step out to your private, fenced, south-facing backyard—a low-maintenance oasis perfect for summer bbqs and a safe space for kids or pets. Your private parking stall is located right out back, supplemented by visitor parking and plenty of street parking out front. Heading upstairs, you will find two very large bedrooms designed for a restful, cozy atmosphere. The primary bedroom features a generous walk-in closet, and both rooms are serviced by a full 4-piece bathroom. The fully developed basement adds significant living space, featuring a comfortable family room, a large third bedroom, and a second full 4-piece bathroom. A dedicated laundry area and a large storage room provide ample space to keep the home organized. The location is truly exceptional. Situated in Aspen Hills, you are just steps to a park and a short walk from prestigious schools, including Calgary Academy, Webber Academy, and Guardian Angel Catholic School. You are also in...

4pc Bathroom 7.00 Ft x 8.75 Ft

Bedroom 14.25 Ft x 11.33 Ft

Primary Bedroom 14.25 Ft x 11.33 Ft

4pc Bathroom 4.83 Ft x 9.17 Ft

Bedroom 10.83 Ft x 11.17 Ft

Recreational, Games room 13.17 Ft x 18.92 Ft

Furnace 8.58 Ft x 12.50 Ft

2pc Bathroom 3.33 Ft x 6.92 Ft

Dining room 10.75 Ft x 13.25 Ft

Kitchen 11.75 Ft x 14.92 Ft

Living room 10.50 Ft x 11.50 Ft

Listing Presented By:



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