

# \$1,199,000 - 168 Aspenshire Drive Sw, Calgary

MLS® #A2254068

**\$1,199,000**

7 Bedroom, 5.00 Bathroom, 3,011 sqft  
Residential on 0.13 Acres

Aspen Woods, Calgary, Alberta

7 Bedrooms | Main-Floor Primary Retreat |  
South-Facing Backyard.

Back in the market because of financing. Executive living in Aspen Woods offering over 4,400 sq ft of thoughtfully designed space, this home seamlessly blends style, function, and flexibility—perfect for growing families or multi-generational living.

Step into a soaring 19-ft ceiling foyer, where natural light fills the open-concept main floor. The heart of the home boasts a chef-inspired kitchen with granite countertops, a generous island, and custom cabinetry—flowing effortlessly into a cozy great room with a striking Rundle stone fireplace.

The rare main-floor primary suite is your private sanctuary—featuring a spacious walk-in closet and a spa-like 5-piece ensuite. Ideal for ease of access, aging in place, or added luxury.

Upstairs, you'll find four large bedrooms and a bright bonus room, perfect for quiet evenings or kids'™ playtime. The fully finished basement adds unmatched versatility with two more bedrooms, a second home office, a craft room, and a sprawling media/games area for unforgettable movie nights and entertaining.

Enjoy long summer evenings in your sun-drenched south-facing backyard, or retreat



to the tranquility of a quiet, tree-lined street.

Located minutes from downtown and close to Calgary's top-tier private schools including Webber Academy, Rundle College, and the Calgary French & International School this is more than a home... it's a lifestyle.

Built in 2009

### Essential Information

MLS® #	A2254068
Price	\$1,199,000
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
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	September 3rd, 2025
Days on Market	3
Zoning	Residential-Low Density M

## Listing Details

Listing Office	Real Broker
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