

# \$799,900 - 12 Aspen Hills Court Sw, Calgary

MLS® #A2244495

**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,866 sqft

Residential on 0.09 Acres

Aspen Woods, Calgary, Alberta

Tucked away on a quiet cul-de-sac in the heart of Calgary's desirable west side, this family ready home offers the perfect balance of lifestyle, location, and potential. Surrounded by a natural grove of aspen trees, the backyard feels like your own private retreat - peaceful, private, and alive with local wildlife. A large deck overlooks the trees, creating the perfect spot to relax or entertain while the kids play in the yard or at the playground just across the street. This home is made for families. The floor plan is thoughtful and functional, with an open concept main level featuring hardwood floors, wood cabinetry, a cozy fireplace, and a large kitchen island with a breakfast bar. A mudroom connects the garage to the kitchen and includes a powder room and nearby a large pantry, making daily life with kids that much easier. Upstairs, you'll find three bedrooms including a spacious primary suite with a walk-in closet and 5-piece ensuite, plus a vaulted-ceiling bonus room, ideal for movie nights or playtime. The fully developed basement offers even more living space with a recreation room, family room, fourth bedroom, and a full bathroom. A few cosmetic updates will go a long way and with a price that reflects the opportunity, this is your chance to add value and style in an unbeatable location. Walk to Calgary Academy, Webber Academy, Guardian Angel School, and enjoy convenient proximity to Rundle College and Ernest Manning High, some of the city's very best schools. Just



minutes from Aspen Landing's boutiques, restaurants, and markets, as well as the Westside Recreation Centre and LRT. With easy access to Stoney Trail, the entire city and the mountains are at your fingertips. This is a rare chance to live in a sought-after community, surrounded by nature, convenience, and top-tier schools. Move in, make it your own, and enjoy the lifestyle families dream about.

Built in 2006

**Essential Information**

MLS® #	A2244495
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,866
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12 Aspen Hills Court Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Treed

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed July 31st, 2025

Days on Market 1

Zoning R-G

### Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.