

# \$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

Aspen Woods Executive Residence

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

Here is a walkthrough of this exotic home:

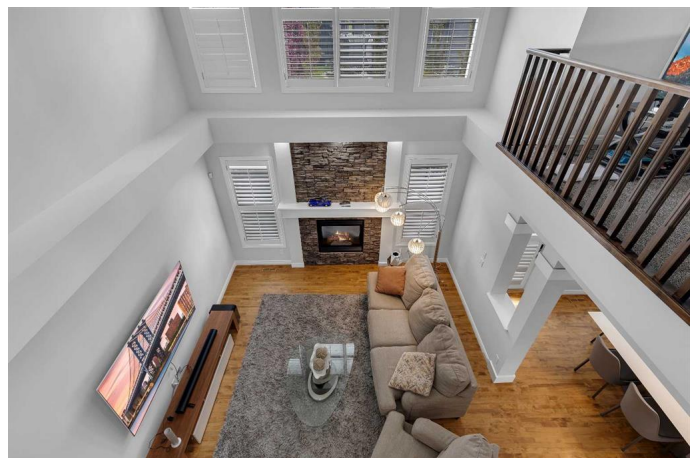
<https://youtube.com/shorts/mNlbAEMKdK0?feature=share>

Discover refined living in this beautifully updated 7-bedroom, 4-bath executive home in prestigious 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 | 2                         |
| Zoning         | Residential-Low Density M |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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