

113 Aspen Meadows Hill SW
Calgary, Alberta

MLS # A2231335



\$995,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,837 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Heated Garage		
Lot Size:	-		
Lot Feat:	Back Lane, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,056
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	(DC (pre 1P2007))
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: -

This Manhattan loft-style home radiates urban sophistication with its industrial-inspired design and park-facing orientation. Enjoy sun-filled living across all levels with an East-facing front and West-facing rear exposure. Step through the private foyer into a flexible main-floor den or bedroom with a full bathroom. A custom steel barn door reveals a spacious family room with built-ins, a Murphy bed, a covered patio, and a sleek wet bar featuring a Sub-Zero fridge and dishwasher. Upstairs, the second level offers two bedrooms and a well-equipped laundry area with a sink and ample storage. The primary retreat boasts a renovated ensuite with a custom shower, indulgent soaker tub, dual sinks, a private balcony, and refined touches like designer lighting and elegant wallpaper. A second bedroom with its ensuite ensures comfort for guests. The top floor is designed for effortless entertaining, host in the stylish dining room, relax in the living room with balcony access and cook in a chef-inspired kitchen featuring a large island, Sub-Zero refrigerator with dual freezer drawers, 6-burner Wolf stove, and Bosch dishwasher. An elevator connects all floors to the secure double-attached garage. Outside, the beautifully landscaped courtyard and nearby amenities enhance the lifestyle experience. Bright, spacious, and luxurious, this home offers the perfect blend of comfort and modern design.