

**606 Aspen Meadows Hill SW
Calgary, Alberta**

MLS # A2255309



\$849,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	3,079 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,077
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator, Gas Stove, Microwave, Dishwasher, Garage Control(s), Range Hood, Washer, Dryer, All Window Coverings, Wine Refrigerator		

*** OPEN HOUSE Saturday, December 13, 2025 2pm – 4pm *** Experience elevated townhome living at 606 Aspen Meadows Hill SW – a luxurious 3-bedroom, 4-bathroom residence in the prestigious community of Aspen Woods. Built in 2020, this executive home is thoughtfully designed with a private in-suite elevator, upscale finishes, and a highly functional layout that suits both relaxed living and stylish entertaining. The main floor is bright and airy, featuring 9’ ceilings, engineered hardwood flooring, and elegant built-ins. The kitchen is a chef’s dream with granite countertops, a center island, gas cooktop, wall oven, and a stainless steel French-door refrigerator. A bright dining area opens through French doors to a sun-drenched west-facing patio, ideal for relaxing or hosting. The living room offers a cozy yet refined feel with its fireplace and custom built-ins overlooking the fenced backyard. Also on the main floor is a powder room and a spacious third bedroom with a walk-in closet and private 3-piece ensuite — perfect for guests, aging parents, or a home office. Upstairs, a generous loft space includes a wet bar, bar fridge, and custom cabinetry. The primary suite provides a peaceful retreat with a private balcony, walk-in closet, and a luxurious 4-piece ensuite with double vanity and oversized shower. The second upper bedroom also includes a walk-in closet and its own full ensuite bath. A convenient upper-floor laundry room makes everyday living easy. Additional features include central A/C, a double tandem attached garage, and a huge private storage room. Located close to Aspen Landing, LRT, top schools, and parks, this home offers upscale, maintenance-free living in one of Calgary’s most desirable west-end communities.