

**2235 81st Street SW**  
**Calgary, Alberta**

**MLS # A2296815**



**\$899,000**

<b>Division:</b>	Springbank Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,741 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 219
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

**Inclusions:** na

\*First Time Buyers save 5% off listing price, thats \$46,200 in savings!\* 1 Year Free Internet and No Condo fees for 1 year! Immediate possession available! Brand new and situated in the prestigious community of Aspen, this fully finished single-family home offers over 2350 sq ft of developed living space! With 4 bedrooms and 3.5 bathrooms. You won't find a better-priced detached home in the area! The open-concept main floor features a chef-inspired kitchen equipped with a gas cooktop, built-in wall oven and microwave, and elegant gold pendant lighting over a large quartz island. Large windows flood the living and dining areas with natural light, highlighting the durable LVP flooring that extends throughout the entire home, including the upper floor and the fully finished basement. Upstairs I is thoughtfully designed with three bedrooms PLUS a dedicated home office/tech room. The primary suite provides a spacious retreat, featuring an ensuite with a luxury stand-alone tub and a full glass shower with dual vanities and full tile! Convenience is built-in with a large upper-floor laundry room finished with quartz countertops. The fully finished lower level adds a versatile fourth bedroom, a full bath, and a secondary media room or lounge! Tons of space for the whole family. Practical additions include an AC rough-in, a double attached insulated garage, and a full new home warranty. This property represents exceptional value, featuring over \$20,000 in premium builder upgrades over and above the high standard specification. Crafted by Slokker Homes, a family-owned builder with deep roots dating back to 1935. Every detail reflects our multi-generational commitment to "long quality"&mdash;ensuring your home is built beautifully and engineered to last for decades to come. Experience the peace of mind that comes with nearly a century of building excellence.