

\$1,558,800 - 9322 14 Avenue Sw, Calgary

MLS® #A2221674

\$1,558,800

4 Bedroom, 3.00 Bathroom, 2,784 sqft

Single Family on 0.11 Acres

Aspen Woods, Calgary, Alberta

****OPEN HOUSE: 1-4PM SUN, Aug 10, 2025**** Experience Unmatched Elegance and Serenity â€” Former Morrison **SHOWHOME** Backing Onto Forest and Creek Imagine your children walking to one of Calgaryâ€™s top private schools, Webber Academy (Pre-K to Grade 12), while you come home to a spectacular estate nestled in nature, surrounded by lush trees, birdsong, and timeless tranquility. Welcome to this impeccably maintained, original-owner **SHOWHOME**, built by award-winning Morrison Homes, offered for sale for the first time. Perfectly situated on a rare premium lot backing onto a forest and creek, this four-bedroom walkout estate home combines sophistication, comfort, and privacy in one stunning package From the moment you arrive, the striking curb appeal hints at the elegance inside. Step through the grand entrance and be captivated by the soaring cathedral ceilings, expansive windows, and majestic views of the natural reserve from every angle. The sun-soaked living room is anchored by a cozy natural gas fireplace, ideal for elegant entertaining or relaxed evenings with loved ones. The chef-inspired kitchen is a masterpiece, featuring granite countertops, high-end stainless steel appliances, a central island, and a walk-in pantryâ€”offering beauty and functionality in perfect harmony. The bright breakfast nook, bathed in natural light, opens to awe-inspiring scenery, perfect for your morning coffee or afternoon tea. A



dedicated main-floor office provides an ideal space for remote work or quiet reading, while upstairs, a spacious bonus room adds flexibility for a media lounge or play area. The opulent primary suite is a private retreat with a luxurious five-piece ensuite and a generous walk-in closet. Two additional bedrooms and a full bath complete the upper level. The fully finished walkout basement is an entertainerâ€™s dream, featuring a large recreation area, fourth bedroom, three-piece bath, wet bar, and in-floor heating for year-round comfort. Step outside to your professionally landscaped backyard oasis, where mature trees, a peaceful creek, and absolute privacy create a truly magical settingâ€”perfect for relaxing, hosting, or simply enjoying the changing seasons. Additional luxuries include central air conditioning, extensive upgrades, and pride of ownership throughout. Located just minutes from Webber Academy, Rundle College, Calgary Academy, and Aspen Landing Shopping Centre, with quick access to Stoney Trail, this is more than a homeâ€”itâ€™s a lifestyle. (id:36535)

Built in 2010

Essential Information

Listing #	A2221674
Price	\$1,558,800
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,784
Acres	0.11
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9322 14 Avenue Sw
Subdivision	Aspen Woods
City	Calgary
Province	Alberta
Postal Code	T3H0M1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Wet bar, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement Features	Walk out
Basement Type	Full (Finished)
Basement Development	Finished

Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Courtesy Of Chun Yuan Xu Of Homecare Realty Ltd.
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Listing information last updated on August 17th, 2025 at 8:47am MDT