

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

MLS® #A2221674

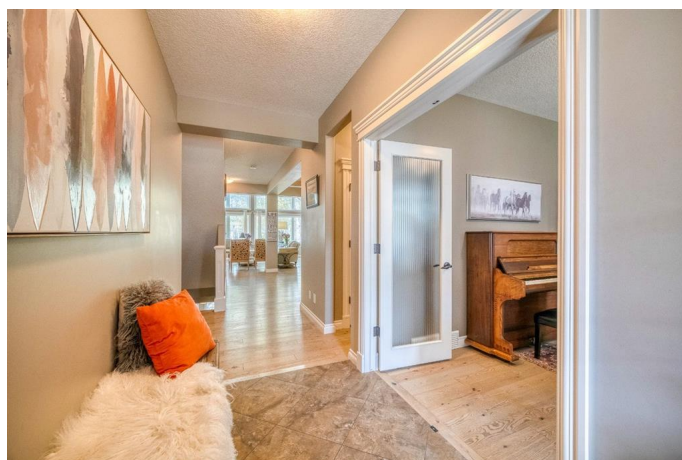
**\$1,558,800**

4 Bedroom, 3.00 Bathroom, 2,784 sqft

Residential on 0.11 Acres

Aspen Woods, Calgary, Alberta

**\*\*OPEN HOUSE: 1-3PM SUN, July 27, 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.

Built in 2010

**Essential Information**

MLS® #	A2221674
Price	\$1,558,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,784
Acres	0.11
Year Built	2010
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	9322 14 Avenue Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0M1

### Amenities

Amenities	Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, See Remarks, Street Lighting, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	72
Zoning	R-2
HOA Fees	242
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Homecare Realty Ltd.
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