



THE
A-TEAM

**RE/MAX
FIRST**

137 ASPEN SUMMIT Heath, Calgary T3H0T5

MLS®#: **A2123296**

Area: **Aspen Woods**

Listing Date: **04/15/24**

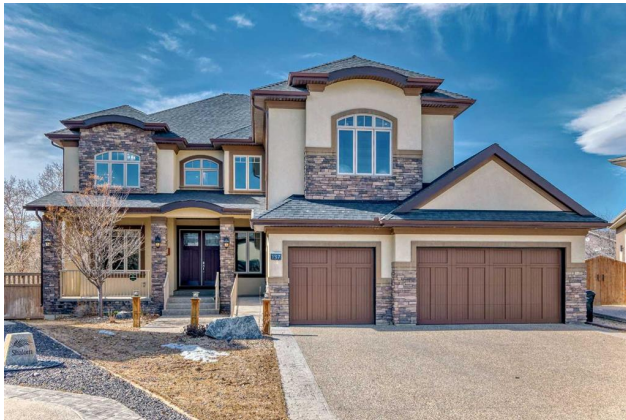
List Price: **\$2,299,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **10,581 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,159**
Low Sqft:
Ttl Sqft: **4,159**

DOM

34
Layout
Beds: **7 (5 2)**
Baths: **6.5 (6 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Pie Shaped Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,Courtyard,Covered Courtyard,Garden,Private Yard**

Construction: **Brick,Stone,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Washer/Dryer**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Elevator,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`2" x 17`2"	Den	Main	11`11" x 13`5"
Great Room	Main	12`11" x 12`6"	Dinette	Main	14`6" x 11`11"
Living Room	Main	17`0" x 14`7"	Dining Room	Main	13`9" x 15`8"
Kitchen With Eating Area	Main	18`11" x 17`11"	Pantry	Main	8`7" x 5`8"
2pc Bathroom	Main	7`2" x 5`8"	Mud Room	Main	8`8" x 12`9"
Bonus Room	Upper	18`8" x 13`11"	Great Room	Upper	9`9" x 11`0"

Bedroom	Upper	12`0" x 14`2"	4pc Ensuite bath	Upper	5`11" x 8`6"
Bedroom	Upper	14`4" x 11`11"	4pc Ensuite bath	Upper	5`11" x 8`7"
Bedroom	Upper	14`4" x 11`11"	4pc Ensuite bath	Upper	5`11" x 8`7"
Bedroom	Upper	13`0" x 12`8"	Walk-In Closet	Upper	6`0" x 5`8"
4pc Ensuite bath	Upper	5`8" x 7`11"	Laundry	Upper	10`3" x 5`10"
Bedroom - Primary	Upper	14`11" x 16`0"	Walk-In Closet	Upper	7`1" x 13`4"
6pc Ensuite bath	Upper	13`4" x 13`5"	Storage	Basement	8`6" x 16`9"
Mud Room	Basement	4`11" x 5`8"	Great Room	Basement	9`7" x 6`3"
Media Room	Basement	13`10" x 10`3"	Bedroom	Basement	13`0" x 12`7"
Walk-In Closet	Basement	3`6" x 7`1"	5pc Ensuite bath	Basement	14`2" x 10`10"
Bedroom	Basement	12`6" x 13`2"	Walk-In Closet	Basement	3`7" x 6`2"
Family Room	Basement	14`6" x 27`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2**
Legal Desc: **1113296**

Remarks

Pub Rmks: This description paints a vivid picture of a truly remarkable home! From the moment you step through the front door into the spacious entryway, it's evident that every detail has been carefully considered. The combination of gleaming hardwood floors and the warmth of the stone fireplace in the great room creates an inviting atmosphere perfect for gatherings with family and friends. The layout seems ideal for both everyday living and entertaining, with the den/office offering a quiet space for work or relaxation, and the gourmet kitchen equipped with all the essentials for culinary adventures. The butler's pantry leading to the formal dining room adds an extra touch of elegance for special occasions. Upstairs, the luxurious master retreat with its cozy fireplace, ensuite bathroom, and walk-in closet provides a peaceful sanctuary away from the hustle and bustle of daily life. The additional bedrooms, bonus room, and convenient laundry room ensure plenty of space for everyone to unwind and recharge. The lower level sounds like the perfect spot for recreation and relaxation, with additional bedrooms, a spacious family room, and a wet bar for entertaining. The sliding doors leading to the lower patio offer easy access to outdoor enjoyment, further enhancing the home's appeal. Adding an elevator to the mix certainly takes this home to the next level of convenience and accessibility! With such a feature, every corner of the house becomes easily reachable, ensuring that all family members and guests can navigate the space with ease, regardless of mobility or physical limitations. It's a thoughtful addition that further enhances the home's appeal and underscores its commitment to providing a comfortable and inclusive living environment for everyone who calls it home. With a home as spectacular as this, the backyard landscaping must be equally impressive! Imagine stepping out from the sliding doors onto a beautifully landscaped oasis designed for both relaxation and entertainment. Whether it's a peaceful retreat for solitude or a lively venue for hosting friends and family, the backyard landscaping of this remarkable home is sure to be a sight to behold, perfectly complementing its luxurious interior and adding to the overall charm and appeal of the property. Overall, it's clear that this immaculate family home has been lovingly maintained and thoughtfully designed to provide comfort, convenience, and luxury for its fortunate inhabitants. Book your PRIVATE SHOWING TODAY!

Inclusions: NA
Property Listed By: RE/MAX Complete Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

