



THE
A-TEAM

**RE/MAX
FIRST**

66 ASPEN SUMMIT Close, Calgary T3H 6B3

MLS® #: **A2124689**

Area: **Aspen Woods**

Listing Date: **04/20/24**

List Price: **\$1,648,888**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **5,564 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,075**
Low Sqft:
Ttl Sqft: **3,075**

DOM

29
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Landscaped, Rectangular Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Sump Pump(s), Tankless Hot Water**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`0" x 17`0"
Dining Room	Main	13`5" x 9`0"
Mud Room	Main	8`4" x 6`10"
2pc Bathroom	Main	5`7" x 5`1"
Bedroom - Primary	Upper	18`1" x 14`2"
Bedroom	Upper	14`11" x 11`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`0" x 16`0"
Foyer	Main	6`7" x 6`3"
Office	Main	12`0" x 10`4"
Bonus Room	Upper	13`0" x 12`7"
5pc Ensuite bath	Upper	15`9" x 9`1"
3pc Ensuite bath	Upper	8`9" x 4`11"

Bedroom	Upper	12`0" x 10`6"
5pc Ensuite bath	Upper	10`5" x 5`10"
Family Room	Basement	17`3" x 16`7"
Bedroom	Basement	13`5" x 11`3"
4pc Bathroom	Basement	9`4" x 4`11"

Legal/Tax/Financial

Bedroom	Upper	14`0" x 12`2"
Laundry	Upper	7`10" x 5`11"
Game Room	Basement	15`0" x 12`11"
Bedroom	Basement	12`11" x 12`0"
Furnace/Utility Room	Basement	13`3" x 13`1"

Title:
Fee Simple
 Legal Desc: **1910922**

Zoning:
R-1

Remarks

Pub Rmks: **Discover unparalleled elegance in this newly constructed custom estate in the prestigious Aspen Woods neighbourhood. Nestled on a tranquil street, this exquisite residence is the brainchild of Crystal Creek Homes, an award-winning builder known for impeccable craftsmanship and cutting-edge design. Step into a world where luxury meets modern functionality, featuring over-height ceilings and engineered white oak hardwood floors that grace the entire main level. The heart of this home is a spectacular great room, perfectly designed for entertaining and everyday living. It features a gourmet kitchen that any chef would dream of, complete with dual-tone islands, quartz countertops, crisp white cabinetry, a large-scale tile backsplash, and a convenient butler's pantry that echoes the kitchen's sleek design. High-end stainless steel appliances, including a gas stove, enhance the culinary experience. Adjacent to the kitchen, the dining room radiates sophistication with its stylish chandelier, tray ceiling, and elegant drapery. The family room offers a cozy retreat with its tile-clad gas fireplace, framed by a rich wood mantle, and expansive sliding doors that open to a beautifully landscaped yard and patio area. The main floor also features a discreetly located powder room and a spacious mudroom at the rear entrance. Upstairs, find solace in the primary suite with its spa-like ensuite, featuring a separate soaker tub, custom glass and tile shower, in-floor heating, and access to an impressive walk-in closet. Three additional bedrooms offer ample space, with two sharing a Jack and Jill bathroom w/in-floor heating and the fourth featuring its own ensuite w/in-floor heating and walk-in closet. The bonus room opens to a covered south-facing balcony with breathtaking views of the Rocky Mountains—perfect for relaxing or entertaining. The fully finished lower level adds two more bedrooms, a full bath with in-floor heating, and a vast recreation room, providing plenty of space for family activities and guests. Completing this home is a triple attached garage, designed to accommodate extra lifts for automotive enthusiasts. Located minutes from top-rated schools, parks, Aspen Landing's diverse shopping and dining, Westside Rec Center, LRT, and downtown access, this home combines luxury living with convenience. Ready for immediate occupancy, this estate offers the chance to own a sophisticated home. Move in and revel in a life of luxury and ease.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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











