

## 256 ASPEN SUMMIT Heath, Calgary T3H 0T5

MLS®#:	A2133017	Area:	Aspen Woods	Listing Date:	05/23/24	List Price: <b>\$2,388,000</b>
Status:	Active	County:	Calgary	Change:	-\$87k, 25-Jun	Association: Fort McMurray



Seneral Information	-			DOM	
rop Type:	Residential			33	
iub Type:	Detached			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	5(41)
'ear Built:	2013	Abv Sqft:	4,318	Baths:	7.0 (6 2)
<u>ot Information</u>		Low Sqft:		Style:	2 Storey
ot Sz Ar:	6,921 sqft	Ttl Sqft:	4,318		
ot Shape:				Parking	
				Ttl Park:	6
				Garage Sz:	3
ccess:				5	
ot Feat:	Cul-De-Sac,Rect	angular Lot			
ark Feat:	Triple Garage A	ttached			

Utilities and Features

				<b>a</b>					
Roof:	Asphalt Shingle	e			Construction: <b>Stone,Stucco,Wood Frame</b> Flooring:				
Heating:	Forced Air			Stone,Stucco,Wood Fram					
Sewer:				Flooring:					
Ext Feat:	Other	Carpet,Ceramic Tile,Hardwood							
				Water Source:	Water Source:				
				Fnd/Bsmt:					
				Poured Concrete					
Kitchen Appl: Int Feat: Utilities:		Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator Bar,Built-in Features,French Door,High Ceilings,No Smoking Home,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar							
otinites.				Room Information					
Room		Level	<u>Dimensions</u>	<u>Room</u>	Level	<u>Dimensions</u>			
2pc Bathroom	ı	Main	4`10" x 7`9"	Breakfast Nook	Main	12`2" x 12`10"			
Dining Room		Main	12`0" x 12`1"	Foyer	Main	8`5" x 8`4"			
Kitchen		Main	13`0" x 20`5"	Living Room	Main	17`5" x 17`8"			
Office		Main	10`9" x 14`4"	Pantry	Main	9`1" x 10`6"			
2pc Bathroom	n	Upper	3`1" x 6`2"	3pc Ensuite bath	Upper	7`7" x 6`1"			
3pc Ensuite ba		Upper	9`1" x 7`7"	4pc Ensuite bath	Upper	7`11" x 4`11"			

5pc Ensuite bath Bedroom Bedroom - Primary	Upper Upper Upper	17`5" x 18`7" 11`2" x 11`11" 17`7" x 22`0"	Bedroom Bedroom Family Room	Upper Upper Upper	18`2" x 12`10" 11`3" x 11`10" 25`1" x 22`5"
Office	Upper	14`8" x 11`7"	Laundry	Upper	6`7" x 7`6"
3pc Bathroom	Basement	6`9" x 8`5"	3pc Ensuite bath	Basement	5`4" x 8`5"
Other	Basement	11`7" x 13`9"	Bedroom	Basement	11`3" x 13`9"
Bonus Room	Basement	18`7" x 12`2"	Game Room	Basement	41`10" x 20`3"
Storage	Basement	11`2" x 8`5"	Furnace/Utility Room	Basement	11`2" x 15`3"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-2			
Legal Desc:	1113296				
			Remarks		
Pub Rmks:	and meticulously des Facing a southern ex throughout, enhancir	posure, the home boasts an abundang the living experience. Key Featur	ad over two stories, with a fully deve ince of natural light and is equipped res include 5 bedrooms, all with priva	with extensive upgrades, l ate ensuites, plus 2 more b	and an oversized triple attached garage. built-ins, and a built-in speaker system pathrooms, totalling 8, cathedral ceilings, r room, walk-through pantry to mudroom.
PUD MIIKS.	and meticulously des Facing a southern ex throughout, enhancir fireplace with built-in Gourmet Kitchen boa appliances. Elegant s private primary quart floors, a large soaker home office or study laundry also has a 2 p closet, large recreativ via double french doo within the prestigiou University, with Dr. R facilities, and several for high-end living in	signed 6200+ sq ft living space spre posure, the home boasts an abunda ng the living experience. Key Featur is, large and open formal dining roo sts contemporary design with a cer spiral staircase with open risers lead ters. Your large primary bedroom is tub, an oversized shower with spra area. Bonus Room space has vaulte pc bathroom. Walkout Basement is on and game room, additional bath ors. Roughed-in radiant in-floor hea s Aspen Woods community, residen toberta Bondar Elementary School j I top-tier golf and country clubs. Th Calgary's sought-after West End. T	ad over two stories, with a fully deve ince of natural light and is equipped res include 5 bedrooms, all with prive of adjacent to the great room, main atre island and breakfast eating bar, ding to the upper floor where you will a relaxing sanctuary complete with ayers, and a huge walk-in closet with d ceiling and built-ins. There is a Stu great for relaxation and entertainme room, wet bar, wine room, and media t. Triple attached garage is oversized ts benefit from proximity to top-rate ust a short walk away. The area is riv is stunning home combines contemp	with extensive upgrades, I ate ensuites, plus 2 more b floor office, 2-piece powder quartz countertops, design Il find 4 bedrooms with ens a double-sided fireplace, a built-ins. Loft area is quip udy Room, ideal for homew ent. It is finished with a 5th a room with built-ins. The o d, and each bay has individ ed schools such as Webber ch in amenities, including p porary design with practical	and an oversized triple attached garage. built-ins, and a built-in speaker system pathrooms, totalling 8, cathedral ceilings,
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Inclusions: Property Listed By:	and meticulously des Facing a southern ex throughout, enhancir fireplace with built-in Gourmet Kitchen boa appliances. Elegant s private primary quart floors, a large soaker home office or study laundry also has a 2 p closet, large recreativ via double french doo within the prestigiou University, with Dr. R facilities, and several for high-end living in	signed 6200+ sq ft living space spre posure, the home boasts an abunda ng the living experience. Key Featur is, large and open formal dining roo sts contemporary design with a cer spiral staircase with open risers lead ters. Your large primary bedroom is tub, an oversized shower with spra area. Bonus Room space has vaulte pc bathroom. Walkout Basement is on and game room, additional bath ors. Roughed-in radiant in-floor hea s Aspen Woods community, residen toberta Bondar Elementary School j I top-tier golf and country clubs. Th Calgary's sought-after West End. T	ad over two stories, with a fully deve ince of natural light and is equipped res include 5 bedrooms, all with prive of adjacent to the great room, main atre island and breakfast eating bar, ding to the upper floor where you will a relaxing sanctuary complete with ayers, and a huge walk-in closet with d ceiling and built-ins. There is a Stu great for relaxation and entertainme room, wet bar, wine room, and media t. Triple attached garage is oversized ts benefit from proximity to top-rate ust a short walk away. The area is riv is stunning home combines contemp	with extensive upgrades, I ate ensuites, plus 2 more b floor office, 2-piece powder quartz countertops, design Il find 4 bedrooms with ens a double-sided fireplace, a built-ins. Loft area is quip udy Room, ideal for homew ent. It is finished with a 5th a room with built-ins. The o d, and each bay has individ ed schools such as Webber ch in amenities, including p porary design with practical	and an oversized triple attached garage. built-ins, and a built-in speaker system bathrooms, totalling 8, cathedral ceilings, r room, walk-through pantry to mudroom. ner tiled backsplash, and top-of-the-line uites and walk-in closets including your spa-like 5-piece ensuite featuring heated ped with a desk and built-ins, perfect for a ork or quiet reading. Convenient 2nd-floor bedroom with 3 pc ensuite and walk-in butdoor patio space is covered and accessed lual doors. Situated in a quiet cul-de-sac Academy, Rundle College, and Ambrose barks, shopping, dining, recreational l luxury, offering an unparalleled opportunit

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