



THE
A-TEAM

**RE/MAX
FIRST**

167 ASPEN SUMMIT View, Calgary T3H 0J6

MLS®#: **A2152593**

Area: **Aspen Woods**

Listing Date: **07/25/24**

List Price: **\$1,288,000**

Status: **Active**

County: **Calgary**

Change: **-\$102k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,660 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,504**
Low Sqft:
Ttl Sqft: **2,504**

DOM

53
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Built-in Barbecue,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Sauna,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`4"
Foyer	Main	9`8" x 6`9"
Living Room	Main	18`5" x 13`5"
5pc Bathroom	Second	10`1" x 9`1"
Bedroom	Second	12`5" x 10`3"
Bonus Room	Second	18`11" x 12`9"

Room	Level	Dimensions
Dining Room	Main	12`8" x 9`1"
Kitchen	Main	13`8" x 8`10"
Office	Main	9`8" x 9`7"
5pc Ensuite bath	Second	13`7" x 13`7"
Bedroom	Second	12`7" x 11`6"
Laundry	Second	10`1" x 5`4"

Bedroom - Primary
4pc Bathroom
Bedroom
Wine Cellar

Second
Basement
Basement
Basement

14`11" x 10`11"
10`3" x 4`10"
13`0" x 11`4"
9`2" x 7`7"

Walk-In Closet
Other
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

7`7" x 6`11"
7`6" x 7`2"
23`11" x 18`9"
13`0" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1112709

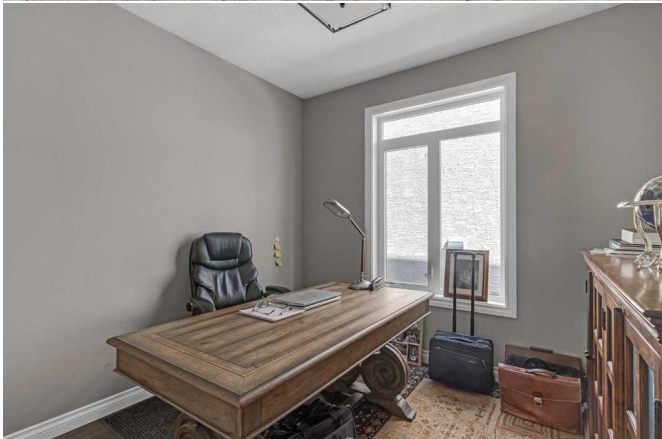
Zoning:
R-1

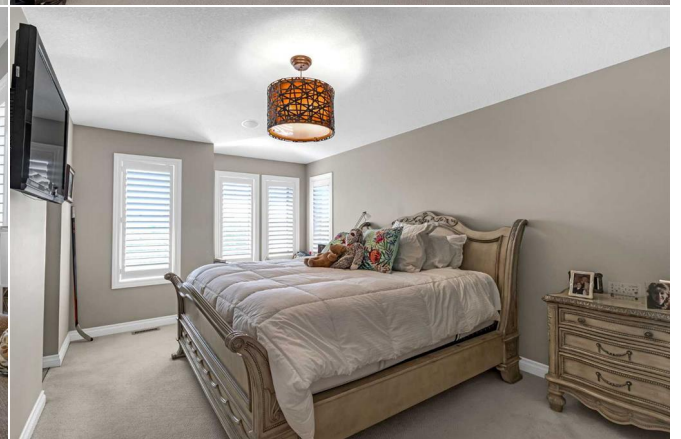
Remarks

Pub Rmks: **BACKS ONTO A GREEN SPACE | FULLY DEVELOPED WALKOUT | TONS OF UPGRADES | 4 BEDROOMS | 3.5 BATHROOMS | HOME THEATER | IRONMAN INFRARED SAUNA |**
As you step into this exquisite Aspen Woods home, you're immediately greeted by a sense of grandeur. The entryway opens up to a spacious main level, where high ceilings and rich hardwood floors set a luxurious tone. The living area, the heart of the home, exudes warmth and sophistication. Centered around an elegant fireplace, this space flows seamlessly to the rear deck that overlooks a serene green space. Here, you'll find a built-in barbecue, perfect for alfresco dining while enjoying the peaceful surroundings. The gourmet kitchen catches your eye with its rich cabinetry and gleaming granite countertops. The kitchen, equipped with a gas stove and a convenient central island, is designed for both culinary adventures and casual gatherings. The private office offers an ideal space to work from home, where natural light filters through large windows, creating an inspiring work environment. As you ascend the staircase, adorned with wrought iron railings, you reach the upper level. The primary suite is a true retreat, featuring a spacious walk-in closet and a luxurious 5-piece ensuite bathroom. Here, a soaker tub invites you to unwind and relax and also features double vanities and separate shower. Two additional bedrooms share a Jack and Jill 5-piece main bathroom, thoughtfully designed to cater to the needs of a growing family. The bright bonus room provides a versatile space, perfect for a play area or a secondary living room. The convenience of an upper-level laundry room cannot be overstated. Descending to the fully developed walk-out basement, you find a continuation of the home's generous living space with a 4th bedroom, full 4-piece bathroom, and an expansive recreation/theater room that is not just a place to gather; it's an entertainment hub, featuring a custom wine cellar and a wet bar complete with a microwave and fridge, theater area with upgraded 5.1 surround sound great for watching movies or hosting game night with friends and family. The 4th bedroom can also double as your own private gym and includes a very relaxing Ironman Infrared sauna or step out to the lower covered patio and take a dip in the included hot tub looking out to the large private backyard and green space. Throughout the home, meticulous attention to detail is evident. From vaulted ceiling and upgraded multi-room audio to the thoughtful layout, every aspect of this property has been designed with both style and functionality in mind. High-end finishes such as granite countertops, hardwood and tile flooring, and under-cabinet lighting add to the home's refined aesthetic. This remarkable residence offers a perfect blend of luxury and practicality, making it a truly exceptional place to call home. As you take in the details and ambiance, it becomes clear that this is more than just a house—it's a lifestyle.

Inclusions: Iron Man Infrared Sauna, Gym Equipment, In-Ceiling Speakers
Property Listed By: Real Broker

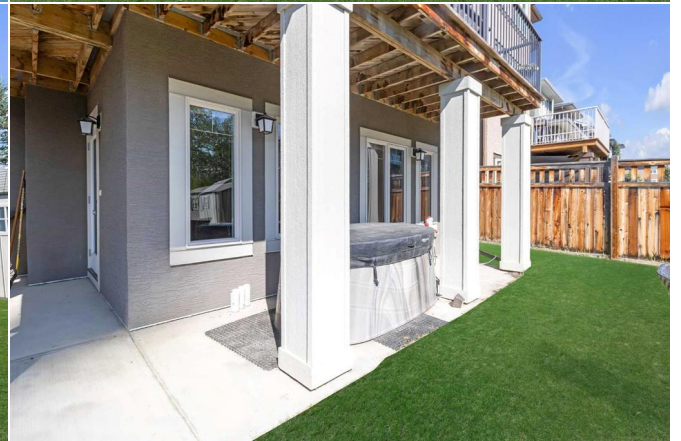
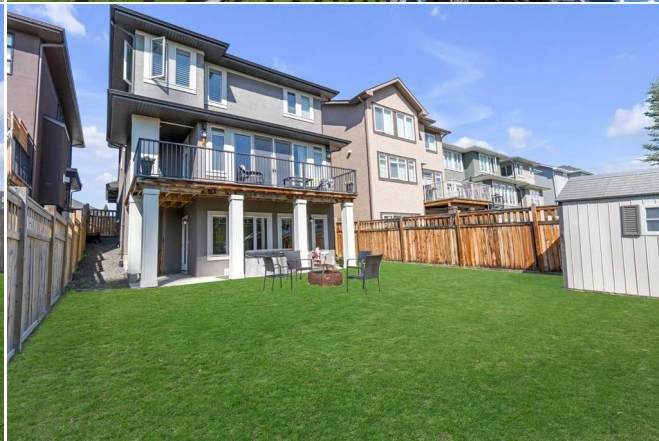
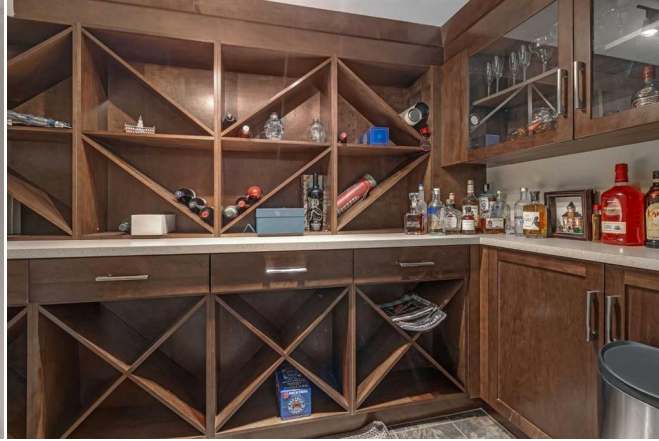
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







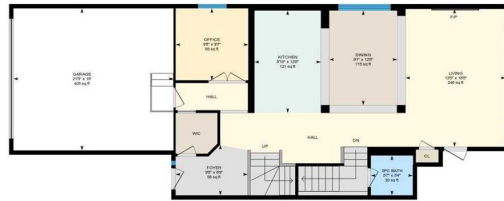






167 Aspen Summit View SW, Calgary, AB

Main Floor Exterior Area 1098.21 sq ft
Excluded Area 442.95 sq ft



PREPARED: 2024/07/20



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

167 Aspen Summit View SW, Calgary, AB

2nd Floor Exterior Area 1405.90 sq ft
Excluded Area 76.87 sq ft



PREPARED: 2024/07/20



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

167 Aspen Summit View SW, Calgary, AB

Basement (Below Grade) Exterior Area 1044.56 sq ft



PREPARED: 2024/07/20



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.