

25 ASPEN SUMMIT Manor, Calgary T3H 0V7

MLS®#: **A2161218** Area: **Aspen Woods** Listing Date: **08/28/24** List Price: **\$1,269,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,133 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,447**
 Low Sqft:
 Ttl Sqft: **2,447**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape, Landscaped, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Washer, Water Softener, Window Coverings**
 Int Feat: **Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`8" x 9`9"	Office	Main	8`5" x 10`5"
2pc Bathroom	Main	4`7" x 5`1"	Laundry	Main	5`2" x 5`5"
Mud Room	Main	5`2" x 9`2"	Pantry	Main	5`4" x 8`2"
Kitchen	Main	15`0" x 13`11"	Dining Room	Main	15`0" x 10`10"
Living Room	Main	12`0" x 15`3"	Bedroom - Primary	Second	15`0" x 13`11"
Walk-In Closet	Second	6`4" x 7`4"	5pc Ensuite bath	Second	14`11" x 9`4"

4pc Bathroom
 Bedroom
 Game Room
 4pc Bathroom

Second
 Second
 Basement
 Basement

8`4" x 4`11"
 10`8" x 10`0"
 13`9" x 21`6"
 10`0" x 4`11"

Bedroom
 Bonus Room
 Family Room
 Flex Space

Legal/Tax/Financial

Second
 Second
 Basement
 Basement

9`8" x 10`5"
 19`0" x 14`6"
 12`0" x 14`6"
 15`3" x 9`3"

Title:
Fee Simple
 Legal Desc:

1112709

Zoning:
R-1

Remarks

Pub Rmks: **Open house 2:00-5:00 PM on Saturday (Sep 7), Welcome to this beautifully appointed 2-story luxury finished home in the desirable location of Aspen. Upon entry, be welcomed by a dramatic entryway with 18" high ceiling. The rich hardwood and striking woodwork throughout, make this home feel cohesive and relaxing in every sense. The main floor boasts a cozy living room with a gorgeous fireplace, dining area, a powder room, kitchen with a large island complimented by quartz countertops, plenty of cabinets and SS appliances. Finishing off the main floor includes a den with a large window and a laundry room with a sink. The new high-grade exhaust fan for the cook. Enjoy the walk-through pantry and large mudroom with open built-in lockers accessible from your double car garage which is insulated and drywalled. Go to the upstairs, see your open hallway with a bonus area surrounded by large windows allowing for plenty of natural light. Your master suite is luxurious and has a spacious closet. The extra 2 bedrooms are spacious making this floor very functional. Fully finished basement by builder has a wide-open entertainment space and a 4pc bathroom. A roughed-in wet bar. Walking distance to Dr. Roberta Bondar School, close to well known private schools and shopping centres. Don't miss out on this turn-key home ready for you to enjoy.**

Inclusions:
 Property Listed By:

None
First Place Realty

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













