



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 ASPEN SUMMIT Heath, Calgary T3H 0T5**

MLS®#: **A2161234**

Area: **Aspen Woods**

Listing Date: **09/06/24**

List Price: **\$2,299,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Finished Floor Area

Abv Sqft: **4,355**

Low Sqft:

Ttl Sqft: **4,355**

Lot Information

Lot Sz Ar: **6,921 sqft**

Lot Shape:

DOM

**12**

Layout

Beds: **5 (4 1 )**

Baths: **7.0 (6 2)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Rectangular Lot**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stone,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**

Int Feat:

**Bar,Built-in Features,French Door,High Ceilings,No Smoking Home,Pantry,Quartz Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 7`11"	Breakfast Nook	Main	12`1" x 12`1"
Foyer	Main	12`4" x 12`10"	Kitchen	Main	13`0" x 20`5"
Living Room	Main	17`8" x 17`10"	Office	Main	10`9" x 14`5"
Pantry	Main	9`3" x 10`7"	2pc Bathroom	Main	3`2" x 6`2"
3pc Ensuite bath	Upper	10`11" x 9`4"	3pc Ensuite bath	Upper	7`8" x 6`1"
4pc Ensuite bath	Upper	8`0" x 5`0"	5pc Ensuite bath	Upper	17`5" x 18`8"
Bedroom	Upper	18`2" x 12`10"	Bedroom	Upper	11`2" x 12`1"
Bedroom	Upper	11`4" x 11`10"	Bonus Room	Upper	25`2" x 22`8"

<b>Laundry</b>	<b>Upper</b>	<b>6`7" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`9" x 19`1"</b>
<b>Library</b>	<b>Upper</b>	<b>13`6" x 11`6"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`4" x 9`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`9" x 8`6"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>5`4" x 8`5"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>11`6" x 13`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 13`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>41`10" x 18`6"</b>	<b>Storage</b>	<b>Basement</b>	<b>11`1" x 8`5"</b>
<b>Media Room</b>	<b>Basement</b>	<b>17`0" x 12`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	
<b>Walk-In Closet</b>	<b>Basement</b>	<b>8`1" x 8`11"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1113296**

Zoning: **R-2**

Remarks

Pub Rmks: **This luxurious, custom-built executive home offers an expansive and meticulously designed 6200+ sq ft living space spread over two stories, with a fully developed walkout basement and an oversized triple attached garage. Facing a southern exposure, the home boasts an abundance of natural light and is equipped with extensive upgrades, built-ins, and a built-in speaker system throughout, enhancing the living experience. Key Features include 5 bedrooms, all with private ensuites, plus 2 more bathrooms, totalling 8, cathedral ceilings, fireplace with built-ins, large and open formal dining room adjacent to the great room, main floor office, 2-piece powder room, walk-through pantry to mudroom. Gourmet Kitchen boasts contemporary design with a centre island and breakfast eating bar, quartz countertops, designer tiled backsplash, and top-of-the-line appliances. Elegant spiral staircase with open risers leading to the upper floor where you will find 4 bedrooms with ensuites and walk-in closets including your private primary quarters. Your large primary bedroom is a relaxing sanctuary complete with a double-sided fireplace, a spa-like 5-piece ensuite featuring heated floors, a large soaker tub, an oversized shower with sprayers, and a huge walk-in closet with built-ins. Loft area is quipped with a desk and built-ins, perfect for a home office or study area. Bonus Room space has vaulted ceiling and built-ins. There is a Study Room, ideal for homework or quiet reading. Convenient 2nd-floor laundry also has a 2 pc bathroom. Walkout Basement is great for relaxation and entertainment. It is finished with a 5th bedroom with 3 pc ensuite and walk-in closet, large recreation and game room, additional bathroom, wet bar, wine room, and media room with built-ins. The outdoor patio space is covered and accessed via double french doors. Roughed-in radiant in-floor heat. Triple attached garage is oversized, and each bay has individual doors. Situated in a quiet cul-de-sac within the prestigious Aspen Woods community, residents benefit from proximity to top-rated schools such as Webber Academy, Rundle College, and Ambrose University, with Dr. Roberta Bondar Elementary School just a short walk away.**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

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