



THE
A-TEAM

**RE/MAX
FIRST**

75 ASPEN SUMMIT Court, Calgary T3H 0Z3

MLS®#: **A2162619** Area: **Aspen Woods** Listing Date: **09/03/24** List Price: **\$1,899,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **8,116 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,240**
 Low Sqft:
 Ttl Sqft: **3,240**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Pie Shaped Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony, Playground, Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Electric Range, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Refrigerator, See Remarks, Water Softener**
 Int Feat: **Chandelier, French Door, Jetted Tub, No Animal Home, No Smoking Home, See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`4" x 5`0"	Den	Main	10`3" x 11`10"
Entrance	Main	10`8" x 9`0"	Dining Room	Main	12`5" x 16`4"
Living Room	Main	16`0" x 15`10"	Nook	Main	12`1" x 13`11"
Kitchen	Main	13`3" x 14`0"	Pantry	Main	7`3" x 6`4"
Mud Room	Main	8`2" x 6`9"	Porch - Enclosed	Main	9`11" x 12`10"
Balcony	Upper	6`4" x 19`6"	Bonus Room	Upper	16`0" x 19`0"

Laundry Upper 8`11" x 7`3"
Bedroom Upper 12`5" x 13`3"
Walk-In Closet Upper 5`0" x 8`5"
Bedroom - Primary Upper 17`11" x 14`0"
Walk-In Closet Upper 7`0" x 16`2"
Other Basement 8`5" x 5`11"
4pc Bathroom Basement 9`6" x 6`7"
Game Room Basement 15`4" x 15`9"
Kitchen Basement 7`9" x 10`10"
3pc Ensuite bath Basement 5`7" x 16`5"
Other Main 32`0" x 27`5"

4pc Ensuite bath
Bedroom
4pc Ensuite bath
6pc Ensuite bath
Other
Laundry
Bedroom
Mud Room
Bedroom
Walk-In Closet

Upper 11`1" x 5`11"
 Upper 12`0" x 13`7"
 Upper 8`8" x 6`3"
 Upper 8`3" x 17`2"
 Basement 7`4" x 7`6"
 Basement 3`3" x 3`4"
 Basement 13`0" x 11`11"
 Basement 6`4" x 4`0"
 Basement 12`0" x 13`7"
 Basement 5`0" x 8`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-2M**
 Legal Desc: **1410263**

Remarks

Pub Rmks: **EXECUTIVE ESTATE HOME IN THE DESIRABLE HIGH END COMMUNITY OF ASPEN ESTATES. FRENCH CONTEMPORARY 2STOREY HOME WITH TRIPLE GARAGE ON ONE OF THE BIGGEST PIE SHAPED LOT (Approx 8000 SqFt) IN A CUL-DE-SAC. WITH CENTER PLAYAREA/KIDS PARK AND SOCCER FIELD BEHIND STREET. PRACTICAL MAIN FLOOR WITH DEN/OFFICE AND FLEX ROOM(DINING). OPEN CONCEPT GREAT ROOM,KITCHEN AND DINING. ALL 10 FT CEILING. HIGH END APPLIANCES (SUB-ZERO, WOLF). U SHAPED STAIRS TOSECOND FLOOR (9 FT CEILING) WITH THREE BEDROOMS, TWO ENSUITES AND MAIN BATH INCLUDING HUGE MASTER BED, WALK-INCLOSETS. 2ND FLOOR CONVENIENT LAUNDRY WITH SINK. VAULTED CEILING BONUS ROOM WITH FRONT BALCONY AND BIG WINDOWS.FULLY FINISHED LEGAL (ZONED)WALKOUT BASEMENT (9 FT CEILING)WITH 2 BEDROOMS, 2 BATHS(ONE ENSUITE) AND RECREATIONAL/FAMILY AREA. FULL SIZE KITCHEN . SEPARATE LAUNDRY. BASEMENT WALKS OUT ONTO CONCRETE PATIO AND BACKYARD.ROUGHED IN FLOOR HEATING IN BASEMENT. GARAGES ARE FULLY HEATED. FRONT CULDESAC PARK IS DESIRABLE FOR KIDS**

Inclusions: **Negotiable**
 Property Listed By: **URBAN-REALTY.ca**

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