



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 ASPEN SUMMIT Circle, Calgary T3H 0Z6**

MLS®#: **A2167315**

Area: **Aspen Woods**

Listing Date: **09/19/24**

List Price: **\$1,595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,930**

Low Sqft:

Ttl Sqft: **2,930**

Lot Information

Lot Sz Ar: **7,018 sqft**

Lot Shape:

DOM

**9**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Irregular Lot,Landscaped**  
Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **High Ceilings,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 15`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 16`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>16`6" x 7`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>17`0" x 16`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`5" x 13`4"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`0" x 7`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`5" x 15`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 5`3"</b>
<b>Office</b>	<b>Main</b>	<b>13`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`7" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`7" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`4" x 15`4"</b>

Furnace/Utility Room  
2pc Bathroom  
5pc Ensuite bath

Basement  
Main  
Upper

17`5" x 12`5"

Other  
4pc Bathroom  
4pc Bathroom  
Legal/Tax/Financial

Basement  
Upper  
Basement

9`2" x 3`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1s**

**1313428**

Remarks

Pub Rmks:

**Stunning Family Home in Aspen Rose Estates. Discover modern family living in this beautifully designed home in Aspen Rose Estates. This residence combines comfort, style, and functionality, perfect for today's family. Open-Concept Main Floor: A sunny, spacious living area flows seamlessly into the dining room and kitchen, featuring high-end finishes, leathered granite countertops, elegant wood cabinetry, and a walk-through pantry. Breathtaking Mountain Views: Enjoy south-facing exposure with abundant natural light. Mudroom: Practical design with a bench, coat storage, and sink, making school runs and clean-ups easy. Home Office: A peaceful workspace with built-in bookcases and a cozy bench seat, perfect for remote work or study. Bonus Room: A barrel-vaulted ceiling and arched window create a bright, inviting retreat. Master Suite: Thoughtfully laid out with convenient laundry access. Walkout Basement: Ideal for entertaining or guest accommodations, offering plenty of space for family activities. Large Backyard: A spacious pie-shaped lot, perfect for kids and pets to play. Triple-Car Garage: Ample parking and storage for all your needs. Prime Location: Scenic paths, playgrounds, and top schools like Dr. Roberta Bondar School are just minutes away, with access to the school via the magnificent ravines, and Aspen Landing Shopping Mall within walking distance. This is the perfect home for raising a family in a vibrant and welcoming community. Don't miss your chance to own this exceptional property—schedule a viewing today!**

Inclusions:  
Property Listed By:

**Entertainment Unit in Basement, Instant Hot Water,  
RE/MAX House of Real Estate**

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







