



THE
A-TEAM

**RE/MAX
FIRST**

94 ASPEN SUMMIT Close, Calgary T3H 6B3

MLS®#: **A2169616** Area: **Aspen Woods** Listing Date: **10/02/24** List Price: **\$1,959,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,177 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,393**
 Low Sqft:
 Ttl Sqft: **3,393**

DOM

49
Layout
 Beds: **5 (4 1)**
 Baths: **5.5 (5 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`7"	Dining Room	Main	18`0" x 10`3"
Foyer	Main	13`8" x 7`7"	Kitchen	Main	17`11" x 12`2"
Living Room	Main	20`1" x 13`9"	Mud Room	Main	17`7" x 6`1"
Office	Main	13`2" x 10`1"	4pc Ensuite bath	Upper	4`11" x 9`8"
5pc Ensuite bath	Upper	6`1" x 12`1"	5pc Ensuite bath	Upper	12`9" x 13`3"
5pc Ensuite bath	Upper	8`2" x 7`11"	Bedroom	Upper	12`11" x 11`9"
Bedroom	Upper	11`11" x 13`11"	Bedroom	Upper	11`6" x 11`5"

Bedroom - Primary
Laundry
Bedroom
Furnace/Utility Room

Upper
Upper
Basement
Basement

16`9" x 13`11"
10`3" x 6`3"
13`0" x 15`1"
7`7" x 17`7"

Loft
3pc Bathroom
Game Room

Upper
Basement
Basement

17`5" x 12`7"
5`5" x 10`11"
35`11" x 42`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910922

Zoning:
R-G

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY, NOV 16, 3:15-4:15PM Welcome to a custom-built masterpiece in the prestigious Aspen Woods neighborhood, where luxury living meets modern functionality. This newer estate home, crafted by Homes by Us, is situated on a peaceful street, offering an exquisite blend of privacy and sophistication. Boasting nearly 3,400 sq ft across two upper levels, plus an additional 1,432 sq ft in the fully finished walk-out basement, this residence offers expansive interiors, awash with natural light and finished with meticulous attention to detail. The open-concept floor plan highlights engineered white oak hardwood floors, designer lighting, and a grand two-story great room. Oversized windows flood the space with light, while a sleek gas fireplace creates the perfect ambiance for cozy evenings or refined entertaining. The gourmet kitchen is a chef's delight, featuring quartz countertops, a striking waterfall island, and a large-scale tile backsplash. Equipped with high-end stainless steel appliances—including a 5-burner gas cooktop, built-in oven and microwave, and dual-door refrigerator—this space is both functional and stylish. A butler's pantry extends your storage and prep space, seamlessly continuing the kitchen's modern aesthetic. For those who work from home, a private front office on the main floor provides the perfect retreat for focus and productivity. Upstairs, you'll find four generously sized bedrooms, each with its own ensuite bath and walk-in closet, offering comfort and privacy for all family members. The primary suite is a private sanctuary, featuring a luxurious 5-piece ensuite with a deep soaker tub, a custom glass-and-tile shower, and in-floor heating for year-round warmth. The spacious walk-in closet provides ample room for all your wardrobe needs. A lofted area open to the living space below is drenched in natural light, creating a welcoming retreat or additional lounging area. Conveniently located on this level is a laundry room with a window, sink, and cabinetry for extra storage. The fully finished walk-out lower level is designed for relaxation and entertainment, featuring an additional bedroom, full bath, and a spacious recreation room that's perfect for family activities, a home gym, or guest accommodations. Car enthusiasts will appreciate the triple attached garage, designed with space for extra lifts and large vehicles, making it a functional and spacious solution for all your automotive needs. Situated in one of Calgary's most sought-after neighborhoods, this property offers the ultimate convenience, just minutes from Aspen Landing's shopping and dining, the Westside Rec Center, LRT access, and a short commute to downtown. Surrounded by scenic walking paths and in proximity to top-rated schools—including Webber Academy, Rundle College, Ambrose University, Dr. Roberta Bondar Elementary, and Ernest Manning High School—this home delivers both luxury and a family-friendly community atmosphere.

Inclusions:
Property Listed By:

None
eXp Realty

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











