



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

**80**  
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:

Zoning:  
R-G  
1910922

Remarks

Pub Rmks: 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: None  
Property Listed By: eXp Realty

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











