



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**130 ASPEN SUMMIT Drive, Calgary T3H 0Y6**

MLS®#: **A2170352**      Area: **Aspen Woods**      Listing Date: **10/03/24**      List Price: **\$1,619,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,949**  
 Low Sqft:  
 Ttl Sqft: **2,949**

DOM

**3**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Landscaped,Other**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Washer**  
 Int Feat: **Bar,Bookcases,Built-in Features,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 6`0"	Dining Room	Main	11`10" x 15`0"
Kitchen	Main	14`7" x 17`11"	Living Room	Main	14`10" x 19`2"
Office	Main	9`6" x 13`11"	Pantry	Main	8`6" x 11`5"
5pc Bathroom	Upper	11`10" x 6`0"	5pc Ensuite bath	Upper	9`7" x 19`6"
Bedroom	Upper	11`11" x 13`10"	Bedroom	Upper	11`4" x 11`6"
Family Room	Upper	16`4" x 15`4"	Laundry	Upper	5`6" x 9`8"

**Bedroom - Primary  
Bedroom  
Bedroom**

**Upper  
Basement  
Basement**

**13`2" x 19`6"  
14`0" x 13`6"  
14`3" x 12`7"**

**3pc Bathroom  
Dining Room  
Game Room**

**Basement  
Basement  
Basement**

**5`2" x 9`7"  
11`11" x 15`8"  
13`6" x 17`7"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**  
**1310253**

Remarks

Pub Rmks:

**OH Sat Oct 12th 2024, 1-3 pm. Indulge in luxury living in Aspen Woods Estates with this exceptional residence, offering over 4,300 sq ft of living space with 5 bedrooms & 3.5 baths. This walk out home is a masterpiece of light & space, with soaring ceilings and windows that bathe the interior in an abundance of natural light. Step into the private extended front entry, 10 ft ceilings, and a sophisticated main floor office w custom black iron trimmed glass door, built-in bookshelves & a chic brick accent wall, ideal for work/study. Rich, espresso-toned hardwood floors stretch across the main level, enhancing the home's sense of warmth. The heart of the home is the gourmet kitchen outfitted w Viking gas range, double built-in stainless refrigerator, and a sleek stainless hood. Flanking the cooktop are glass-front cabinets, adding a sophisticated touch to the space. Anchoring this kitchen is a colossal island, wrapped in Carrara marble, which becomes the ultimate gathering place to connect. Designed with beauty and function in mind, the kitchen effortlessly flows into the living and dining areas. This home offers a seamless blend of indoor & outdoor living with a covered balcony featuring a fully collapsible patio door where the outdoor fireplace sets the stage for multi season enjoyment. In the living room, two-story windows soar upwards, offering an airy, open-to-above design that creates an unforgettable family gathering space. The curved staircase with iron spindles is a functional focal point drawing you toward the upper level. Upstairs, the primary suite is a true retreat, with views of the mature east-facing backyard bathed morning glow. This space features a dbl sided gas fireplace separating the bedroom from the spa-like ensuite. Pamper yourself with a deep-soaking tub, his-and-hers quartz, glass-enclosed rain shower, and a water closet. There is no lack of storage with the walk in closet that is conveniently attached to the laundry room. Two additional bedrooms, a main bath with dual sinks, and a bright bonus room with motorized blinds complete the upper level, offering space and privacy for all members of the family. The lower level offers even more versatility with its own private entrance. Ideal for hosting extended family or as a private guest suite, this level features a fully equipped bar area that can double as a kitchenette, a spacious and sunlit living area, a dining space, 2 additional bedrooms with a walk-in closet, or a gym, a bathroom, large windows make this level feels as welcoming as the rest of the home. Every detail of this 'Homes by Us' residence has carefully considered with features such as 3 fireplaces, AC, Nanawall collapsible patio door, accent lighting, custom window coverings, ensuite in floor heat, epoxy flooring in garage, quartz counters, and more. Centrally located in the vibrant SW community of Aspen Woods, known for its urban amenities & restaurants, and top-rated schools like Webber Academy, Calgary Academy, & Rundle.**

Inclusions:  
Property Listed By:

**AC  
MaxWell Capital Realty**

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









