

75 ASPEN SUMMIT Court, Calgary T3H 0Z3

MLS®#: **A2198781** Area: **Aspen Woods** Listing **03/03/25** List Price: **\$1,750,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Calgary
Year Built: 2015
Lot Information

Lot Sz Ar: **8,116 sqft** Ttl Sqft: Lot Shape: **Front - 9.3m / left**

Front - 9.3m / left side - 33.05m/ right side - 44.10m / back -

34.33m

Access:

Lot Feat: Cul-De-Sac,Landscaped,No Neighbours Behind,Pie Shaped Lot
Park Feat: Front Drive,Garage Door Opener,Heated Garage,Triple Garage Attached

Finished Floor Area

3,236

3.236

Abv Saft:

Low Sqft:

DOM

Layout

5 (32)

5.5 (5 1)

2 Storey

6

3

13`11" x 9`0"

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

7

Utilities and Features

Construction:

Roof: Asphalt Shingle

Heating: In Floor Roughed-In,Forced Air Stucco,Wood Frame

Sewer: Flooring:

Ext Feat: Private Yard, Storage Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Gas Water Heater,Humidifier,Microwave Hood

Fan,Range,Range Hood,Refrigerator,Washer/Dryer,Water Softener

Int Feat: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-

In Closet(s)

Utilities:

Room Information

<u>Room</u> Level **Dimensions** Room <u>Level</u> **Dimensions** 2pc Bathroom Main Kitchen Main 16`0" x 13`11" Office **Dining Room** Main 16`0" x 12`5" Main 11`10" x 10`3" **Living Room** Main 15`11" x 15`10" **Mud Room** Main 9`2" x 6`9"

Foyer Main 8`11" x 8`4" Breakfast Nook Main
Pantry Main 7`2" x 6`3" 4pc Ensuite bath Second

4pc Ensuite bath	Second		5pc Ensuite bath	Second	
3pc Ensuite bath	Suite		4pc Bathroom	Suite	
Bonus Room	Second	18`11" x 15`11"	Laundry	Second	
Bedroom	Second	13`3" x 12`4"	Bedroom	Second	14`3" x 11`10"
Bedroom - Primary	Second	17`11" x 13`11"	Kitchen	Suite	10`5" x 7`3"
Bedroom	Suite	13`10" x 11`11"	Bedroom	Suite	12`10" x 11`11"
Living Room	Suite	15`6" x 15`4"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-2M

Legal Desc: 1410263

Remarks

Kell

Welcome to this exceptional 5-bedroom, 5.5-bathroom executive home, located in the highly desirable neighborhood of Aspen Hills. Boasting over 4,600 square feet of luxurious living space, this custom-built residence combines modern elegance with family comfort, making it the perfect sanctuary for those seeking both style and functionality. As you step inside, you're immediately greeted by 10' soaring ceilings, exquisite finishes, and an abundance of natural light that flows seamlessly throughout the open-concept design. The heart of the home is its gourmet kitchen, a chef's dream complete with top-of-the-line stainless steel appliances, a large center island, custom cabinetry, and a spacious pantry, ideal for preparing gourmet meals or entertaining guests. The expansive living and dining areas are perfect for hosting gatherings, with direct access to the covered deck and outdoor patio, surrounded by stunning landscape. A main-floor office provides the ideal space for work or study, offering a private, quiet environment. The home features five generously sized bedrooms, 4 with its own en-suite bathroom, ensuring ultimate privacy and comfort for family members and guests. The luxurious master suite offers a serene retreat with a walk-in closet and a spa-inspired ensuite bathroom, complete with a built-in jetted tub, dual vanities, and a large, glass-enclosed shower. For added versatility and space, the fully finished basement suite offers two bedrooms, two bathrooms, a large living area, and a full kitchen—perfect for hosting long-term guests, multi-generational living, or even generating rental income. Additional features include a three-car garage, smart home technology, and premium hardwood flooring throughout. The meticulously landscaped yard and large sunken patio that offer a peaceful retreat, perfect for enjoying the outdoors in privacy and comfort. Situated in the coveted Aspen Hills neighborhood, this home provides easy access to parks, top-rated schools, shopping, and dining, making it the perfect combi

Inclusions: none

Pub Rmks:

Property Listed By: Real Estate Professionals Inc.

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

















