



**GRASSROOTS**  
REALTY GROUP

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**38 Aspen Summit Mount SW**  
**Calgary, Alberta**

**MLS # A2221540**



**\$1,105,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** TV in the living room, Built-in sound system, Drinking water filtration

Fantastic, remarkably-maintained upscale home in the Aspen Summit Community! Step into timeless elegance in this stunning family home, quietly situated on a desirable lot in a prestigious community. From the moment you arrive, the striking exterior structure sets the tone for what's inside—a perfect blend of style, comfort, and thoughtful design. Inside, a soaring foyer ceiling and stone fireplace create an inviting focal point in the family room, while rich hardwood floors stretch across the main level, adding warmth and sophistication. Love to cook and entertain? The chef-inspired kitchen is a showstopper! Featuring a huge island with breakfast seating, gleaming countertops, designer tile backsplash, and top-of-the-line stainless steel appliances, it's built for both family living and hosting guests with ease. The main floor also features an elegant dining area, a stylish powder room, and the convenience of main floor laundry. Upstairs, you'll love the vaulted ceilings and open mezzanine with signature wood railings and designer lighting that overlooks the grand foyer area below. A bright and versatile bonus room with large windows provides a flexible space suitable for a second lounge, playroom, or media room, while the private balcony offers an additional space for relaxation. The primary bedroom is a luxurious retreat, featuring a 4-piece en-suite, a glass shower, and a soaker tub. A second beautifully finished 4-piece bathroom serves the additional two bedrooms. Step outside to enjoy your fully fenced backyard oasis—ideal for summer BBQs, gardening, or playtime with kids and pets. Additional upgrades for comfort and convenience include air conditioning, a drinking water filtration system, surround sound systems, and a humidifier. An unfinished basement presents an exciting opportunity to design the ultimate lower-level retreat. Situated

just minutes from downtown Calgary, the C-Train, Aspen Landing Center, and top-rated public and private schools, this exceptional property is a truly rare find in one of Calgary's most desired neighbourhoods. The friendly community and unmatched convenience make this charming residence ready to be your forever home.