



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**131 Aspen Summit Boulevard SW**  
**Calgary, Alberta**

**MLS # A2255640**



**\$1,798,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,173 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

OPEN HOUSE SATURDAY, OCTOBER 4TH, FROM 2PM TO 4PM. Experience this exceptional modern family residence, perfectly situated in the prestigious SW community of Aspen Estates. Built in 2019, this exquisite home offers over 4,400 square feet of developed living space and features a stunning, private, and professionally landscaped backyard retreat. The outdoor oasis is complete with lush greenery, mature trees, an outdoor fireplace and a convenient gas line for entertaining friends and family. Inside, the residence showcases a thoughtfully designed layout with four spacious bedrooms and beautiful details throughout. The gourmet kitchen is a chef's dream, appointed with top-of-the-line appliances including a five burner Wolf gas cooktop, custom Faber hood fan, dual Miele ovens, and an oversized integrated fridge and freezer. Timeless quartz countertops, a gorgeous white tile backsplash, an expansive walk-in pantry, and a welcoming breakfast bar make this space perfect for busy mornings and family meals. A versatile main floor den offers the perfect option for a home office or playroom, while the formal dining area shines beneath a striking crystal accented chandelier and detailed coffered ceilings. The heart of the home is the inviting great room, anchored by a floor-to-ceiling white stone gas fireplace and framed by soaring dramatic ceilings. A sweeping curved staircase leads to the upper level where the serene primary suite awaits in its own separate wing. Boasting vaulted ceilings, a romantic double-sided fireplace, and beautiful south sunshine streaming through the sheer draperies. The primary suite also features a spa-like ensuite with heated porcelain floors, a luxurious soaker tub, steam shower, double vanities, and a make-up desk. Two additional bedrooms and a cozy bonus room provide ample space for family living, while the

conveniently located upstairs laundry room adds ease and practicality to daily routines. The lower level is designed for both relaxation and entertaining. Indulge in the sleek wet bar adjacent to a climate-controlled wine room, host family movie nights in the spacious family room, or focus on wellness in the dedicated home gym. A large bedroom, full bathroom, and generous utility room complete the lower level. Additional highlights include a triple car garage offering exceptional storage and an artificial turf backyard. Aspen Estates is an unbeatable location just minutes from Calgary's top private schools, boutique shopping, and an array of amazing restaurants and amenities. This residence is more than a home. It is a perfect blend of modern luxury, comfort, and timeless design, ideally suited for family living.