



GRASSROOTS
REALTY GROUP

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154 Aspen Summit Close SW
Calgary, Alberta

MLS # A2273645



\$1,820,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,236 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Hot Tub, 2 AC's, 2 Furnaces, Bar Fridge, Solar Panels (20+ panels), Built-In Cabinets in Garage, Year round installed Gem Stone Lights		

Luxury living meets timeless stunning estate home on a rare corner lot in Aspen Woods. Nestled in one of Calgary's most prestigious communities, this executive residence boasts west-facing views, a fully finished walk-out basement, and premium upgrades throughout—perfectly blending functionality, comfort, and sophistication. Step into a spacious, light-filled layout where pride of ownership is evident in every detail. The grand foyer leads to a welcoming open-concept living space, highlighted by soaring ceilings, elegant finishes, and oversized windows framing breathtaking views. Designed for year-round comfort and energy efficiency, the home features two air conditioners, two furnaces, and 20+ rooftop solar panels—a rare blend of luxury and sustainability. Entertain effortlessly in the gourmet kitchen, complete with induction cooktop, oversized fridge/freezer, garburator, and a large island perfect for gatherings. Cozy up by the two gas fireplaces—one in the great room, the other on the lower patio—or relax in your private hot tub overlooking the serene west-facing backyard. The fully developed walk-out basement offers versatile space for family, fitness, or guest accommodation. Additional features include: Gemstone exterior lighting system for year-round ambiance Built-in garage cabinetry and storage solutions Central vacuum system with attachments Triple-sided exposure offering light and privacy Beautiful curb appeal and professionally landscaped grounds This exceptional home is located just minutes from top private and public schools including Webber Academy, Rundle College, and Ernest Manning High School, as well as the LRT, Westside Rec Centre, and all the boutique shopping and dining at Aspen Landing. Don't miss the opportunity to own this one-of-a-kind residence offering views, corner lot privacy, and a

walkout lifestyle in one of Calgary’s most coveted communities.