



GRASSROOTS
REALTY GROUP

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

**142 Aspen Summit Drive SW
Calgary, Alberta**

MLS # A2289954



\$1,549,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,961 sq.ft.	Age:	2013 (13 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Workbench & Heater in Garage, Gemstone Lights

****OPEN HOUSE - Sat 1-3pm**** In the heart of Aspen Summit, this fully developed walkout two-storey offers nearly 3,000 sq ft of above-grade living space plus a beautifully finished lower level designed for today's busy families. With generous room sizes, a thoughtful layout, and flexibility on every level, this home blends presence with everyday practicality. What immediately stands out is the sense of space. Homes with this open great-room design often feel significantly larger than their measured square footage, creating bright, connected living areas that feel both expansive and welcoming. The main floor is both functional and refined. A dedicated front office provides the ideal work-from-home setup, while the spacious dining area flows seamlessly into the open living room anchored by a striking stone fireplace. The kitchen is truly the centrepiece of the home. A dramatic island stretching nearly 14 feet creates a natural gathering place, comfortably seating up to ten while offering exceptional prep and entertaining space. Warm butcher block blends beautifully with granite countertops, while rich wood cabinetry extends to the ceiling for abundant storage. Pendant lighting adds warmth overhead, and the adjacent eating area opens directly onto the deck, creating effortless indoor-outdoor living for summer evenings and weekend gatherings. Practical touches make everyday living easy, including a well-designed mudroom off the oversized double attached heated garage, main floor laundry, and thoughtful storage throughout. The garage also features approximately 200 sq ft of overhead shelving for excellent organization. Upstairs, four well-sized bedrooms are complemented by a central bonus room with vaulted ceilings, creating an airy space ideal for family time or relaxing at the end of the day. One of the secondary bedrooms also features a vaulted

ceiling, adding extra character and openness. The primary suite offers a large walk-in closet and a spacious ensuite featuring a soaking tub, separate shower, and extended vanity with a dedicated makeup station. One secondary bedroom includes its own ensuite and walk-in closet, while the remaining two share easy access to a full bath. The fully finished walkout basement adds incredible versatility with a large recreation room, two spacious bedrooms, a full bathroom, and a secondary kitchen area ideal for extended family, guests, or multi-generational living. Additional features include Gemstone exterior lighting, dual furnaces, a radon mitigation system, and a full irrigation system. Located in one of Calgary's most desirable Westside communities, Aspen Woods offers close proximity to top-rated schools, Aspen Landing, parks, pathways, and convenient access to downtown or a quick escape west to the mountains. A new middle school is also planned nearby with a projected opening around 2029–2030. If you've been waiting for a spacious, move-in-ready Aspen home with room to live, work, and entertain, this is one you won't want to miss.