



**200 Aspen Summit View SW
Calgary, Alberta**

MLS # A2297234



\$1,175,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,621 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

CANCELLED OPEN HOUSE SUNDAY APRIL 12th. Nestled on a quiet cul-de-sac in the heart of Aspen Summit, this beautifully appointed and extensively upgraded residence offers over 2,600 sq. ft. of refined living space in one of Calgary's most coveted family communities, Aspen Woods. Perfectly positioned just moments from top-rated schools, scenic parks and pathways and the boutique amenities of Aspen Landing, this home effortlessly blends luxury, comfort, and everyday convenience. Thoughtfully designed for modern family living, the home welcomes you with a charming front veranda—an inviting space to unwind and enjoy at the end of the day. Just inside, a private den/office provides the ultimate work-from-home convenience, ideally situated for productivity while maintaining separation from the main living areas. Rich hand scraped hardwood floors and expansive windows fill the main level with natural light, creating a warm yet sophisticated ambiance. The chef-inspired kitchen is the true heart of the home, featuring a substantial central island, upgraded stainless steel appliances, granite countertops, and timeless cabinetry—ideal for both entertaining and daily life. The dramatic two-storey living room showcases a striking stone fireplace to the ceiling, offering a stunning focal point and an inviting space to gather. Functionality is at the forefront with a walk-through pantry—complete with a custom chalkboard wall—leading to a well-designed mudroom outfitted with five individual lockers to keep busy family life effortlessly organized. Upstairs, a vaulted bonus room offers a flexible retreat for relaxation or play. The spacious primary suite is a true sanctuary, complete with a spa-inspired ensuite featuring dual vanities, a walk-in shower, and a luxurious jetted tub. Two additional generously sized bedrooms

and a flexible study or homework area ensure space for every stage of family life. Outdoors, the sunny west-facing backyard is a private oasis, enhanced by a spacious deck and mature trees, complete with underground sprinkler system—perfect for enjoying long summer evenings. The undeveloped basement presents a rare opportunity to customize additional living space tailored to your needs. An exceptional offering in a prestigious, family-oriented neighbourhood, minutes to downtown and easy access west to the mountains, this home delivers the perfect balance of upscale living and thoughtfully designed family living in Aspen Woods.