GRASSROOTS REALTY GROUP

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2 Aspen Summit Mount SW
Calgary, Alberta

MLS # A2298456

$1,180,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: Garden Shed

Aspen Woods living at its finest. This beautiful corner-lot home offers nearly 3,000 sq ft of thoughtfully designed living space across three fully finished levels, complete with a sunny backyard—all in one of Calgary’s most prestigious southwest communities. Step inside to soaring ceilings, gleaming hardwood floors, and a bright open-concept layout built for everyday comfort and effortless entertaining. The main floor features a versatile, sun-filled dining area with lots of windows—perfect for everyday meals and easily used as a more formal dining space when hosting. The spacious living room is anchored by a cozy gas fireplace, and the chef-inspired kitchen impresses with extended-height dark cherry cabinetry, quartz countertops, a large centre island, and a convenient corner pantry. A main-floor laundry room adds function and ease. Upstairs, a generous bonus room provides the perfect space for family time, a quiet retreat, or study area. The primary suite is a private escape with a luxurious 5-piece ensuite and a large walk-in closet, while two additional well-sized bedrooms and 4-piece bathroom complete the upper level. The fully finished basement expands your options with a large recreation room, a full 4-piece bathroom, ample storage, and oversized egress windows that flood the space with natural light. Set in the heart of Aspen Woods, you’re minutes to the boutiques, dining, and essentials at Aspen Landing, plus nearby Westside amenities, fitness facilities, and services. Families will love being close to top-rated schools including Webber Academy, Rundle College, Ernest Manning High School, and walking distance to Dr. Roberta Bondar School (K–6) and the future Aspen middgle school. Enjoy quick access to parks and pathways, including Griffith Woods, and an easy commute via Bow Trail, Sarcee Trail, and Stoney Trail,

with the 69 Street CTrain close by for direct downtown access. Some images have been virtually/digitally staged to illustrate possible furnishings and layout.

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