



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

**MLS # A2300529**



**\$1,395,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,827 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Few Trees		

<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound		

**Inclusions:** Pool table & accessories; Elan inhome stereo sytem; all wall mounted TV and brackets; 2 bar fridges; media console in basement rec room; alarm system components with 2 fobs.

Located in the sought-after community of Aspen Woods, this 4200 sq ft home features a fantastic floor plan perfect for families! The main floor includes a private office with built-in desk and cabinetry, a formal dining room that can accommodate a large dining table, and a great room with a two-storey ceiling and fireplace for those chilly nights. A large breakfast nook, surrounded by windows and framed by stone pillars, connects to the open-concept kitchen with full-height cabinetry, upscale appliances, a 10' granite island, and a walk-through pantry leading to the mudroom with built-in storage. Organized storage is not a problem in this home! A two-piece bathroom completes this level. Step outside to a spacious deck, ideal for relaxing or outdoor living. Upstairs is well suited for families, with a primary suite separated from the bedrooms and features a vaulted ceiling, a two-sided fireplace, and an ensuite with ample storage and a walk-in closet fitted with California Closets. Two additional bedrooms also include custom closet organizers. This level also offers a full bathroom, a laundry room with sink and cabinetry, and a bright bonus room that could serve as a fourth bedroom. The walk-out basement brings in plenty of natural light and is perfect for entertaining or hanging out with the family. The rec room is large and open, and has a pool table, eating area, and bar area with fridge. Beyond a door is the sleeping quarters: a bedroom, a full bath, and a second space currently used as a gym, but could function as a bedroom. The home is also air conditioned, and the double garage is bougie! It has stamped concrete floors and panel moulding from when it was a show home. This beautiful home is conveniently located near schools, shopping, the Westside Recreation Centre, and just 1.3 km from the 69 Street LRT. Don't miss your chance to view this home in person.