



**256 Aspen Summit Heath SW
Calgary, Alberta**

MLS # A2133017

\$2,388,000



Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,319 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	6 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, French Door, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Executive Custom-Built 2-Storey Home with Walkout Basement and Triple Garage in Aspen Woods. This luxurious, custom-built executive home offers an expansive and meticulously designed 6200+ sq ft living space spread over two stories, with a fully developed walkout basement and an oversized triple attached garage. Facing a southern exposure, the home boasts an abundance of natural light and is equipped with extensive upgrades, built-ins, and a built-in speaker system throughout, enhancing the living experience. Key Features include 5 bedrooms, all with private ensuites, plus 2 more bathrooms, totalling 8, cathedral ceilings, fireplace with built-ins, large and open formal dining room adjacent to the great room, main floor office, 2-piece powder room, walk-through pantry to mudroom. Gourmet Kitchen boasts contemporary design with a centre island and breakfast eating bar, quartz countertops, designer tiled backsplash, and top-of-the-line appliances. Elegant spiral staircase with open risers leading to the upper floor where you will find 4 bedrooms with ensuites and walk-in closets including your private primary quarters. Your large primary bedroom is a relaxing sanctuary complete with a double-sided fireplace, a spa-like 5-piece ensuite featuring heated floors, a large soaker tub, an oversized shower with sprayers, and a huge walk-in closet with built-ins. Loft area is quipped with a desk and built-ins, perfect for a home office or study area. Bonus Room space has vaulted ceiling and built-ins. There is a Study Room, ideal for homework or quiet reading. Convenient 2nd-floor laundry also has a 2 pc bathroom. Walkout Basement is great for relaxation and entertainment. It is finished with a 5th bedroom with 3 pc ensuite and walk-in closet, large recreation and game room, additional bathroom, wet bar, wine room, and media room with built-ins. The

outdoor patio space is covered and accessed via double french doors. Roughed-in radiant in-floor heat. Triple attached garage is oversized, and each bay has individual doors. Situated in a quiet cul-de-sac within the prestigious Aspen Woods community, residents benefit from proximity to top-rated schools such as Webber Academy, Rundle College, and Ambrose University, with Dr. Roberta Bondar Elementary School just a short walk away. The area is rich in amenities, including parks, shopping, dining, recreational facilities, and several top-tier golf and country clubs. This stunning home combines contemporary design with practical luxury, offering an unparalleled opportunity for high-end living in Calgary's sought-after West End. The pristine condition, desirable features, and prime location make it a perfect choice for discerning buyers seeking the best in residential living.