



**325 Aspen Summit Heights SW
Calgary, Alberta**

MLS # A2142102



\$1,949,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,369 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: N/A

Welcome to 325 Aspen Summit Heights in Aspen Woods, one of Calgary's most prestigious neighborhoods. Nestled in this family-friendly community, renowned for its top-tier private and public schools and abundant amenities, you'll discover this exquisite, never-occupied property: the custom "Somerton 38 Craftsman" model, meticulously crafted by the award-winning Crystal Creek Homes. Before you tour this elegant and contemporary home, take note of its expansive 4762 sq. ft. of living space, with luxurious hardwood floors throughout, including a fully finished basement. As you step through the inviting entrance, you're greeted by double French doors opening to a spacious office, ideal for a modern work-from-home lifestyle. The heart of the home is the magnificent 2-storey Great Room, featuring a state-of-the-art Napoleon Ascent gas fireplace, adding both warmth and sophistication. Adjacent to the Great Room, the dining area is designed for stylish entertaining, complete with custom cabinetry, a unique backsplash, and a bar fridge. The chef's kitchen is a culinary haven, equipped with a Butler's pantry offering ample storage. This space seamlessly flows into a large dining room, flooded with natural light from the adjacent patio. A chic powder room and a practical mud room leading to the attached triple car garage complete the main floor. Ascend the staircase to discover a spacious bonus room with a raised ceiling, perfect for relaxation or family gatherings. Connected to this space is the luxurious master bedroom, featuring an ensuite with a double shower and a freestanding tub, creating a serene, spa-like experience. Beyond the ensuite, you'll find a large walk-in closet with ample shelves and drawers, as well as an entry into the laundry room. The upper floor also includes three additional bedrooms, ideal for family or guests. Two of these bedrooms share a

well-appointed Jack & Jill bathroom. The fully finished basement is a versatile space designed for recreation and entertainment. It includes a generous area for games or movies, a bedroom, and a full bath. The wet bar, featuring a sleek quartz countertop and lower cabinets, adds a touch of sophistication to this level. Step outside to enjoy the finished deck, perfect for summer barbecues or simply relaxing in your private outdoor space. This property in Aspen Woods is not just a house, but a place to create lasting memories. Schedule your showing today and envision yourself living in this exceptional home.