



GRASSROOTS

REALTY GROUP

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**84 Aspen Summit Circle SW
Calgary, Alberta**

MLS # A2293702



\$1,899,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,056 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Triple Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Landscaped, Level, Treed | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Exceptional custom-built estate by Albi Homes offering 5 bedrooms, 4.5 bathrooms, and over 4,400 sq. ft. of beautifully developed living space, ideally located on a quiet street in Aspen Rose within prestigious Aspen Woods. With 3,055 sq. ft. above grade plus a professionally finished 1,392 sq. ft. basement, this stunning home blends timeless design with everyday functionality and includes A/C for year-round comfort. The main level showcases a sophisticated formal dining room, private home office, functional mudroom, and an inviting living room anchored by a striking travertine stone fireplace. At the heart of the home is a chef-inspired kitchen featuring granite countertops, Legacy cabinetry, premium Bosch appliances, a gas cooktop, built-in wall oven and microwave, a spacious walk-in pantry, and an elegant Carrara herringbone backsplash. Engineered hardwood flooring and rounded wall corners add warmth and architectural character throughout. Upstairs, you'll find three generously sized bedrooms, each complete with its own walk-in closet and private ensuite, along with the convenience of upper-level laundry. The professionally finished basement by Albi Homes adds exceptional flexibility with two additional bedrooms, a full bathroom, a large recreation room, and ample storage. A triple garage offers abundant space for vehicles and storage. The beautifully landscaped south-backing yard is a true outdoor retreat, designed for both relaxation and entertaining with a great deck, stone patio, and fire pit, all framed by mature trees that provide privacy and a serene setting with all-day sun. Perfectly positioned in one of West Calgary's most desirable communities, this home offers outstanding access to Aspen Landing Shopping Centre, the West LRT, Stoney Trail, and Bow Trail. Nearby schools include Roberta Bondar School, Ernest Manning

High School, Webber Academy, and Rundle College, with Mount Royal University, the University of Calgary, SAIT, and Ambrose University also within easy reach. Some images have been virtually staged.