



GRASSROOTS

REALTY GROUP

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**29 Aspen Summit Point SW
Calgary, Alberta**

MLS # A2306584

\$1,195,000



Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Level, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Beautifully updated custom home located in a quiet cul-de-sac and surrounded by green space with great pathways & playgrounds, amazing private & public schools, and easy access to shopping, transit & all major routes in the desirable community of Aspen Woods. The entire home is warm & bright with lots of natural light and features an open to above living room with floor to ceiling windows that give you a majestic feeling as soon as you enter! The open floor plan boasts a brick feature wall with gas fireplace, a huge kitchen with lots of storage & counter space, a spacious dining area leading out to your west facing backyard, main floor office & laundry room, private 2pc powder room, and mudroom with built-in shelving & storage lockers. Upstairs, you will find a bright bonus/family room with vaulted ceilings and access to 2 east facing balconies for your relaxation & enjoyment. Couples will appreciate the double sinks, soaker tub and large shower in the ensuite adjoining the private master bedroom, plus two more spacious bedrooms sharing a 4pc bathroom. The unfinished sunshine basement (easily converted to walkout or walkup) awaits your imagination & ideas to turn into whatever your heart desires! This fabulous home is located just minutes from the Westside Rec Centre, 69st Train Station, Public Library, Superstore and Aspen Landing & Signal Hill Shopping Centers with all their amenities, restaurants & shopping!