



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

269 Aspen Summit Heights SW
Calgary, Alberta

MLS # A2327366



\$1,889,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,258 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Basement Fridge

5-BEDS • MAIN FLOOR BED & BATH • GLASS ENCLOSED OFFICE • FINISHED BASEMENT W/ HOME GYM • PROFESSIONALLY LANDSCAPED • BUILT 2025. A rare chance to own a VIRTUALLY NEW Crystal Creek home in established Aspen Woods, with modern design, generous space and a sought-after west Calgary location. Offering more than 4,700 SQ.FT. OF TOTAL LIVING SPACE this five-bedroom home makes an immediate impression with soaring ceilings, open-to-above spaces and warm contemporary finishes. The main floor includes a private office behind glass doors, a bedroom with an adjacent full bathroom, and an open kitchen, dining and living area filled with natural light. The kitchen features extensive cabinetry, a large quartz island, professional-style appliances and a walk-through pantry, while the living room is anchored by a dramatic floor-to-ceiling fireplace. Upstairs, an expansive bonus room overlooks the main level and connects three large bedrooms, including a spacious primary retreat with an oversized walk-in closet and spa-inspired five-piece ensuite. The fully developed basement adds a fifth bedroom, full bathroom, gym, wet bar and an impressive recreation room. Central A/C, radon mitigation, a tankless water heater, water softener, a large rear deck and an oversized triple attached garage complete the home. Set close to top-rated schools, Aspen Landing, Westside Recreation Centre, pathways and the LRT, this is the kind of Aspen Woods property that rarely becomes available. Schedule your showing today!