



GRASSROOTS
REALTY GROUP

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216 Aspen Summit Bay SW
Calgary, Alberta

MLS # A2335540



\$2,199,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,436 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Pie Shaped L		

Heating:	In Floor, 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:	Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this exceptional custom-built estate in Aspen Woods, one of Calgary's most sought-after southwest communities. Offering over 5,000 sq. ft. of developed living space, 5 oversized bedrooms, 5 bathrooms, and a triple in-floor heated garage, this stunning home combines timeless elegance, thoughtful design, and incredible functionality. Set on a 6,641 sq. ft. pie shaped lot in a quiet cul-de-sac, this property backs directly onto nature pathways, offering exceptional privacy and a peaceful green-space backdrop, with no neighbouring windows facing the home or overlooking the backyard. Professionally landscaped grounds, mature trees, flower beds, designer aluminum & composite fencing, and a six-zone Wi-Fi-controlled irrigation system create an impressive outdoor setting. Inside, the spectacular two-storey great room makes an unforgettable first impression, featuring floor-to-ceiling windows, a natural stone fireplace, custom built-ins, a coffered ceiling, and an elegant chandelier, flowing seamlessly into the formal dining room, creating an ideal space for entertaining. The chef-inspired kitchen is equipped with five Thermador appliances, including a six-burner gas range, granite countertops, timeless cabinetry, a massive centre island, and a bright breakfast nook overlooking the backyard. A private main-floor den with double glass doors, custom millwork, and upgraded LED lighting, plus a powder room, complete the main living areas, along with a spacious mudroom offering storage, laundry, and central vacuum access leading to the impressive triple in-floor heated garage, featuring polyaspartic flooring, power lifts, a professional workbench, and Proslat storage systems. Upstairs, the luxurious primary retreat features a wall of windows, a spa-inspired ensuite with dual vanities, freestanding soaker tub, oversized frameless shower, heated floors, and two

separate walk-in closets with custom built-ins. Three additional generously sized bedrooms provide excellent flexibility, including one with its own private ensuite and walk-in closet, while the rest share a spacious 5-piece bathroom. The fully developed lower level is designed for entertaining and everyday living, featuring a second fireplace with custom built-ins, family and games areas, a stylish wet bar, fifth bedroom, full bathroom, and an exercise room that could also function as a home office. Technology and comfort are built in, including a Control4 smart home system, six security cameras, built-in indoor/outdoor speakers, Lutron smart LED lighting, Nest thermostats, two furnaces, and two A/C units, with each level independently heated for customized comfort throughout the home. Step out your fenced backyard directly onto green space and bike lanes—nature is your neighbor. This established, family-friendly community puts parks, pathways, and top-rated Webber Academy just steps away, with quick access to Stoney Trail—minutes from the city, moments from the Rockies. Book your private showing today!