



GRASSROOTS
REALTY GROUP

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

MLS # A2338859



\$2,298,888

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,363 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Front Drive, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Located in the prestigious community of Aspen Woods, this nearly new, extensively upgraded home sits on a rare pie-shaped lot and offers over 4,600 sq. ft. of developed living space. A multi-directional solar panel system, positioned across multiple roof exposures to maximize collection throughout the day, delivers energy-efficient modern living, complemented by triple-pane windows throughout. The contemporary architecture is defined by a dramatic open-to-below living room, soaring ceilings, expansive two-storey windows, clean lines, glass accents and a sleek linear fireplace set into a full-height tiled feature wall, all grounded by 7-inch plank white oak hardwood. At the heart of the home, the kitchen showcases an oversized island, extensive two-tone cabinetry, quartz countertops, a full-height slab backsplash, undermount lighting and contemporary brass-tone fixtures. The appliance package includes a large stainless steel refrigerator, built-in wall oven and microwave, induction cooktop, hood fan and two dishwashers, complemented by a separate walk-in pantry. An open layout connects the kitchen to the dining and living areas, while oversized windows fill the main floor with natural light. Upstairs, the open-to-below design overlooks the main living space and leads to a spacious bonus room and laundry room. All three upper bedrooms feature their own bathrooms — including a primary retreat with a stunning walk-in closet and a luxurious 5-piece ensuite — offering exceptional comfort and privacy for the whole family. The fully finished basement adds approximately 1,270 sq. ft., expanding the home's versatility with a bedroom and walk-in closet, 3-piece bathroom, kitchenette, large flex area, recreation/media room and separate laundry — plus the added convenience of direct access to the oversized, heated triple garage. Thoughtfully

appointed for year-round comfort, the home is equipped with two air conditioning units, a full Kinetico water system and upgraded window coverings throughout. Outside, the pie-shaped lot offers generous backyard space with professional landscaping valued at over \$100,000, featuring mature trees, planting beds, lush lawn, an automated sprinkler system, a gas line for a yard fireplace and a large circular stone patio ideal for outdoor seating and entertaining. The Aspen Woods location provides convenient access to Aspen Landing Shopping Centre, the Westside Recreation Centre, community pathways, parks, playgrounds and green spaces, with WinSport / Canada Olympic Park a short drive away. Families are well served by public, Catholic and private education options nearby, including Dr. Roberta Bondar School, Webber Academy, Calgary Academy and Rundle College. Commuting is effortless with quick access to major routes and the 69 Street CTrain Station. A truly exceptional offering in one of Calgary's most sought-after west-side communities. Some images digitally staged or enhanced