



GRASSROOTS
REALTY GROUP

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143 Aspen Summit Boulevard SW
Calgary, Alberta

MLS # A2341738



\$1,689,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,878 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	4
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal, Mixed	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: N/A

This exceptional Aspen Woods residence has been gracefully enhanced to deliver an effortless living experience from day one. Every premium upgrade has already been carefully curated and fully integrated, allowing you to simply step into a world of comfort and enjoy. The estate melds luxury with modern efficiency through an extensive collection of features, including a 13.12 kW solar system, full smart-home automation, motorized window treatments, and multi-zone audio-visual capabilities. Residents will appreciate the home theatre area, Gemstone exterior lighting, EV charging station, central air conditioning, hot water recirculating pump and security systems. Equally impressive are the lifestyle amenities found throughout the property. The professionally landscaped grounds feature low-maintenance synthetic turf, elegant stone patios, integrated lighting, a built-in BBQ, and a private putting area designed for outdoor leisure. The heated triple garage is with polyaspartic flooring, drainage, ProSlat storage, and NewAge cabinetry. Every element has been balanced to create a home that is as functional as it is sophisticated. The result is a residence that offers convenience and modern living at an exemplary level, permitting immediate enjoyment without the need for further projects or renovations. Some images digitally staged or enhanced.