



GRASSROOTS
REALTY GROUP

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11 Aspen Summit Court SW
Calgary, Alberta

MLS # A2342469



\$2,375,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,683 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Faces Front, Heated Garage, Oversized, Triple Garage A		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

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-2M
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Water feature main floor, TV in gym and TV in bonus room, TV wall mounts, garage organizers & cabinets, sonos speaker system, alarm system, outdoor planters (front of home), wrought iron patio furniture, Hot Tub, TrimLight outdoor lighting, built in coffee/espresso machine

French modern elegance meets exceptional family living in this beautifully curated residence in the heart of Aspen Woods. Backing onto green space with mountain views, this stately home offers a rare combination of architectural presence, sophisticated design and everyday functionality, with significant updates. Inside, soaring ceilings and abundant natural light create an immediate sense of scale. The main level features 10' ceilings, a dramatic 20' vaulted living room, open-riser staircase with wainscoting, coffered dining room ceiling, custom lighting, curated wall treatments and an elegant interior water feature. At the heart of the home is an impressive chef's kitchen designed for gathering, an oversized island, custom hood fan, integrated appliances including: Wolf 5-burner gas cooktop, double convection wall ovens & built-in coffee system, complemented by a full-size panelled Sub-Zero refrigerator/freezer and full-size Sub-Zero wine fridge. Plus a walk-through butler pantry with second sink & ample storage. A private office with custom built-ins & beautifully finished mudroom with designer flooring & extensive storage complete the main level. Upstairs, the highly desirable four-bedroom layout is exceptionally well suited to family life. Each bedroom offers a walk-in closet, including a generous guest suite with private ensuite. The serene primary retreat features vaulted ceilings, expansive windows, mountain views and a private upper deck, along with a custom walk-in dressing room and spa-inspired ensuite with steam shower, dual vanities and soaker tub. All upper bathrooms were refreshed in 2026, while new carpeting was installed throughout the upper level and basement in 2025. A bright vaulted bonus room, large laundry with new washer/dryer, sink, drying rack and extensive storage, custom Hunter Douglas window coverings and an oversized linen closet

add thoughtful functionality. Completely redesigned, winning the CUBE award for the best basement renovation in 2025, the lower level feels like a natural extension of the home with 9' ceilings, in-floor heat and new carpeting. Here you'll find a fifth bedroom, new full bathroom with dual vanities, generous recreation spaces, a dedicated home gym (or 6th bedroom) with custom mirrors and new flooring, and exceptional storage. Outdoors, mature professional landscaping creates a beautiful backdrop for entertaining and relaxation, complete with a private hot tub, serene water feature and four-zone irrigation. Additional highlights include a triple attached garage with epoxy flooring and extensive organization systems, dual furnaces, dual A/C, water softener, Sonos audio, alarm system and exterior Trimlight lighting. Meticulously maintained and ideally positioned close to Aspen Landing, West District and some of Calgary's most respected schools including Webber Academy, CFIS & Rundle College, this is an exceptional opportunity to experience refined west-side living in a home designed to be enjoyed for years to come.