



GRASSROOTS
REALTY GROUP

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

MLS # A2344856



\$2,350,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,282 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind		

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

Features: Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Wet Bar

Inclusions: 2nd Dishwasher; 2nd Beverage Cooler, 2nd Washer/Dryer, Kinetico Water System

****PRICE REDUCED** | PREMIUM RIDGE LOT | SOUTHWEST EXPOSURE | MOUNTAIN VIEWS | NEW LUXURY WALKOUT HOME |** Opportunities like this are getting harder to find. Ridge lots in Aspen Woods Estates are in high demand, and many of the upcoming lots already spoken for! Built by Crystal Creek Homes, this new estate home is set on a premium walkout lot backing south and west with MOUNTAIN VIEWS. Offering 4,485 SQ.FT. of finished living space, 5 BEDROOMS, 4.5 BATHROOMS and an oversized TRIPLE GARAGE. The home features a spacious, well-planned layout and beautifully curated designer selections throughout. The main floor includes 10' CEILINGS, large windows framing the views, an open-to-above great room with gas fireplace, formal dining area, private den and a chef's kitchen with a substantial island, built-in refrigerator, wall oven, two dishwashers, quartz backsplash and walk-through butler's pantry. Upstairs, the primary suite takes full advantage of the ridge location with mountain views, a large walk-in closet and spa-inspired ensuite with freestanding tub, fully tiled shower and heated floors. Three additional bedrooms, a bonus room and upper laundry complete the level. The finished walkout adds a FIFTH BEDROOM, full bathroom, games area, wet bar, home gym and media room, with direct access to the backyard. Triple-pane windows, engineered hardwood, upgraded lighting, smart-home features and heated-garage rough-in round out the home. A hard-to-find opportunity to own brand-new on one of Aspen Woods' most desirable ridge locations, complete with full builder warranty and close to Aspen Landing, excellent schools, Westside Recreation Centre, the LRT and pathways, with quick access to downtown and the mountains. Book your private showing

today. (Home under construction with anticipated completion October 20. Photos include digital renderings of the completed home and may not accurately represent the property for sale. Staging is virtual.)