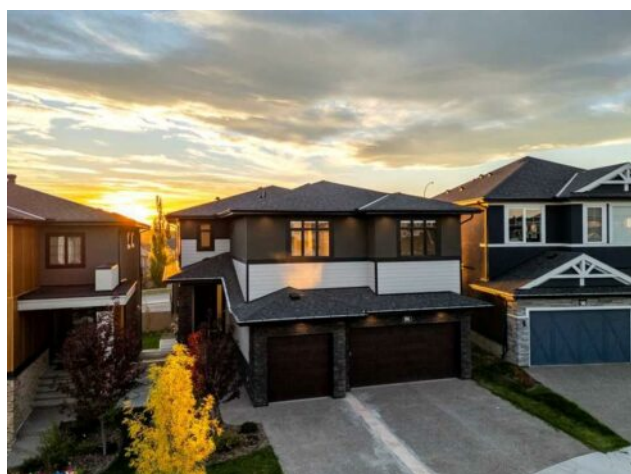


94 Aspen Summit Close SW Calgary, Alberta

MLS # A2221056


\$1,928,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,394 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

Newer estate home, crafted by Homes by Us, is a custom-built masterpiece in prestigious Aspen Woods. Boasting nearly 3,400 sq ft across two upper levels, plus an additional 1,432 sq ft in the fully finished walk-out basement, this residence offers expansive interiors, awash with natural light and finished with meticulous attention to detail. The open-concept floor plan highlights engineered white oak hardwood floors, designer lighting, and a grand two-story great room. Oversized windows flood the space with light, while a sleek gas fireplace creates the perfect ambiance for cozy evenings or refined entertaining. The gourmet kitchen is a chef's delight, featuring quartz countertops, a striking waterfall island, and a large-scale tile backsplash. Equipped with high-end stainless steel appliances—including a 5-burner gas cooktop, built-in oven and microwave, and dual-door refrigerator—this space is both functional and stylish. A butler's pantry extends your storage and prep space, seamlessly continuing the kitchen's modern aesthetic. For those who work from home, a private front office on the main floor provides the perfect retreat for focus and productivity. Upstairs, you'll find four generously sized bedrooms, each with its own ensuite bath and walk-in closet, offering comfort and privacy for all family members. The primary suite is a private sanctuary, featuring a luxurious 5-piece ensuite with a deep soaker tub, a custom glass-and-tile shower, and in-floor heating for year-round warmth. The spacious walk-in closet provides ample room for all your wardrobe needs. A lofted area open to the living space below is drenched in natural light, creating a welcoming retreat or additional lounging area. Conveniently located on this level is a laundry room with a window, sink, and cabinetry for extra storage. The fully finished

walk-out lower level is designed for relaxation and entertainment, featuring an additional bedroom, full bath, and a spacious recreation room that's perfect for family activities, a home gym, or guest accommodations. Car enthusiasts will appreciate the triple attached garage, designed with space for extra lifts and large vehicles, making it a functional and spacious solution for all your automotive needs. Situated in one of Calgary's most sought-after neighborhoods, this property offers the ultimate convenience, just minutes from Aspen Landing's shopping and dining, the Westside Rec Center, LRT access, and a short commute to downtown. Surrounded by scenic walking paths and in proximity to top-rated schools—including Webber Academy, Rundle College, Ambrose University, Dr. Roberta Bondar Elementary, and Ernest Manning High School—this home delivers both luxury and a family-friendly community atmosphere.