

# \$1,199,900 - 35 Aspen Summit Mount Sw, Calgary

MLS® #A2192280

**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 2,355 sqft  
Residential on 0.09 Acres

Aspen Woods, Calgary, Alberta

Presenting an exquisite residence nestled on a serene lot in the prestigious community of Aspen Woods, masterfully crafted by the acclaimed West View Builders. This unique offering, owned by only one family, speaks volumes of sophistication and timeless design. The striking rock and stucco exterior seamlessly blends with the sensational interior ambiance, creating an atmosphere that will captivate your senses. Spanning approximately 3,208.6 square feet across three thoughtfully designed levels, this exceptional estate epitomizes an elegant indoor-outdoor lifestyle. A rare opportunity awaits with this west-facing, treed, and fully fenced backyard oasis in the sought-after Aspen Summit. Perfect for families, the home is surrounded by walking and biking paths, providing an idyllic setting for leisurely pursuits with loved ones. Inside, a stunning Pinnacle stone fireplace serves as the focal point of the main floor's family room, complemented by soaring ceilings in the principal living area, which evoke a sense of grandeur. The rich hardwood flooring stretches across two levels, enhancing the luxurious feel of the space. The kitchen, a masterpiece of craftsmanship, features custom millwork, an expansive island with a breakfast bar, sleek quartz countertops, stainless steel appliances, and designer tiles—perfect for both everyday living and sophisticated entertaining. An elegant dining area, a 2-piece powder room, and a convenient main floor laundry complete this



level. Ascend to the upper floor, where a mezzanine with signature wood railings and modern light fixtures overlooks the grand living room below. This level also hosts a versatile bonus room and a lower-level media/games room with bright picture windows, providing additional space for relaxation or recreation. A spacious guest bedroom with a walk-in closet, a sparkling 4-piece bath, and ample storage add to the home's appeal. Notable upgrades include Hunter Douglas blinds, air conditioning, central vacuum system with attachments and a built-in kitchen floor duster, dual furnaces with humidifiers, and much more. The illuminated lower level further enhances the home's allure, offering an inviting space for gatherings. Situated just minutes from downtown Calgary, the C-Train, Aspen Landing Center, and top-rated public and private schools, this exceptional property is a truly rare find in one of Calgary's most desirable neighborhoods. With a welcoming community and unparalleled convenience, this magical residence is ready to be your forever home.

Built in 2013

### **Essential Information**

MLS® #	A2192280
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,355
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 35 Aspen Summit Mount Sw  
Subdivision Aspen Woods  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3H0V8

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Built-in Features, Crown Molding, High Ceilings, Quartz Counters, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Asphalt Shingle  
Construction Concrete, Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed February 4th, 2025  
Days on Market 58  
Zoning R-G

## Listing Details

Listing Office            Homecare Realty Ltd.

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