



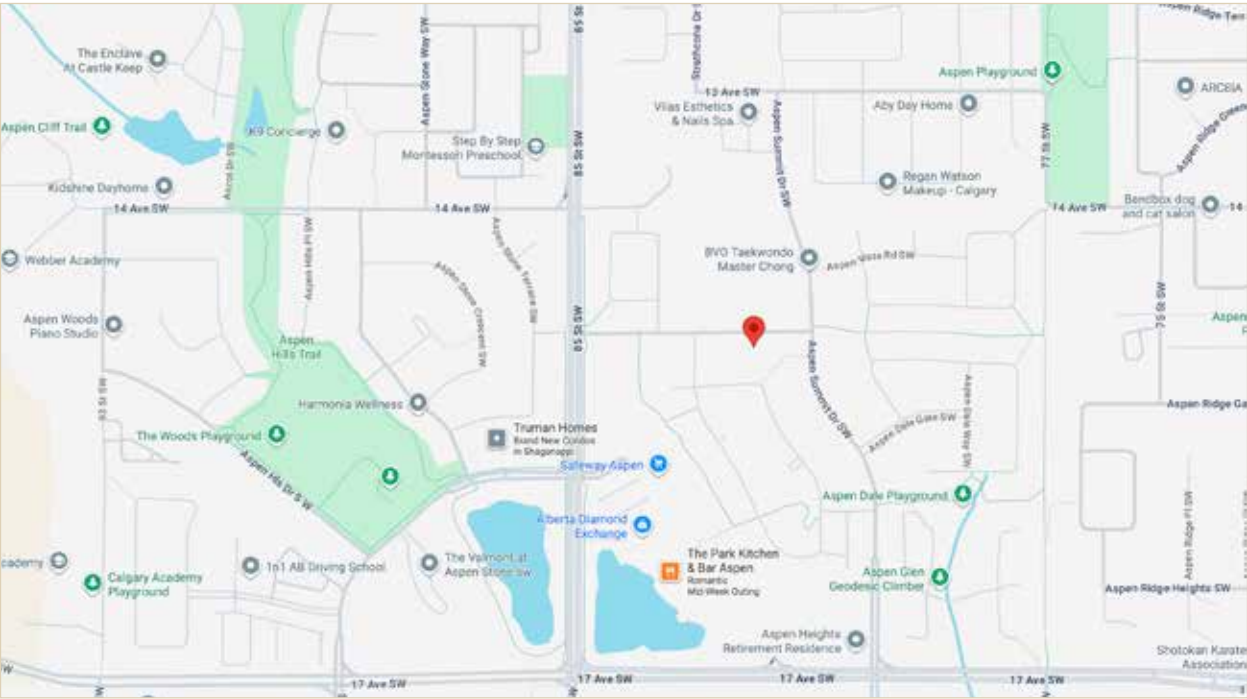
COLDWELL BANKER
MOUNTAIN CENTRAL
THE STARNES GROUP

131 ASPEN SUMMIT BOULEVARD SW | CALGARY, ALBERTA, CANADA
COMMUNITY OF ASPEN ESTATES

Proudly Presenting
131 ASPEN SUMMIT BOULEVARD SW



Community of Aspen Estates



<i>Main Floor Area:</i>	<i>1,493.48 square feet</i>
<i>Garage Area:</i>	<i>742.70 square feet</i>
<i>Second Floor Area:</i>	<i>1,679.77 square feet</i>
<i>Total RMS Size:</i>	<i>3,173.25 square feet</i>
<i>Lower Floor Area:</i>	<i>1,290.37 square feet</i>
<i>Total Area:</i>	<i>4,463.62 square feet</i>











YOU HAVE ARRIVED

Welcome to your beautiful home. Step inside the grand foyer entrance being greeted by a bright window that fills the space with natural light and built-in benches perfectly suited for children. A designer porcelain patterned floor tile sets the tone for the elegance that awaits within.





DECADENT CHEF'S KITCHEN

The gourmet kitchen is a true chef's dream, appointed with top-of-the-line appliances including a five-burner *Wolf* gas cooktop, custom *Faber* hood fan, dual *Miele* ovens, and an oversized integrated fridge and freezer. A large island, beautiful white tile backsplash, sleek quartz countertops, a spacious walk-in pantry, and a welcoming breakfast bar make this the ideal setting for both busy mornings and family meals. Ample storage, from the walk-in pantry to thoughtfully designed cabinetry, ensures space for culinary essentials and kids' snacks alike.

This kitchen is a perfect blend of modern luxury and family-friendly practicality.











DINING ROOM

Enjoy daily meals in a large and functional dining space anchored by a striking crystal-accented chandelier. This warm and elegant area comfortably accommodates a table for large families, creating the perfect setting for both everyday dining and special occasions. With expansive windows offering panoramic views and abundant natural light, the dining room seamlessly connects indoor living with the outdoors.





DEN

The main floor den offers a versatile space, ideal as a home office with built-in shelving and natural light filtering through the windows, while a rich oak barn-style sliding door adds warmth and character.

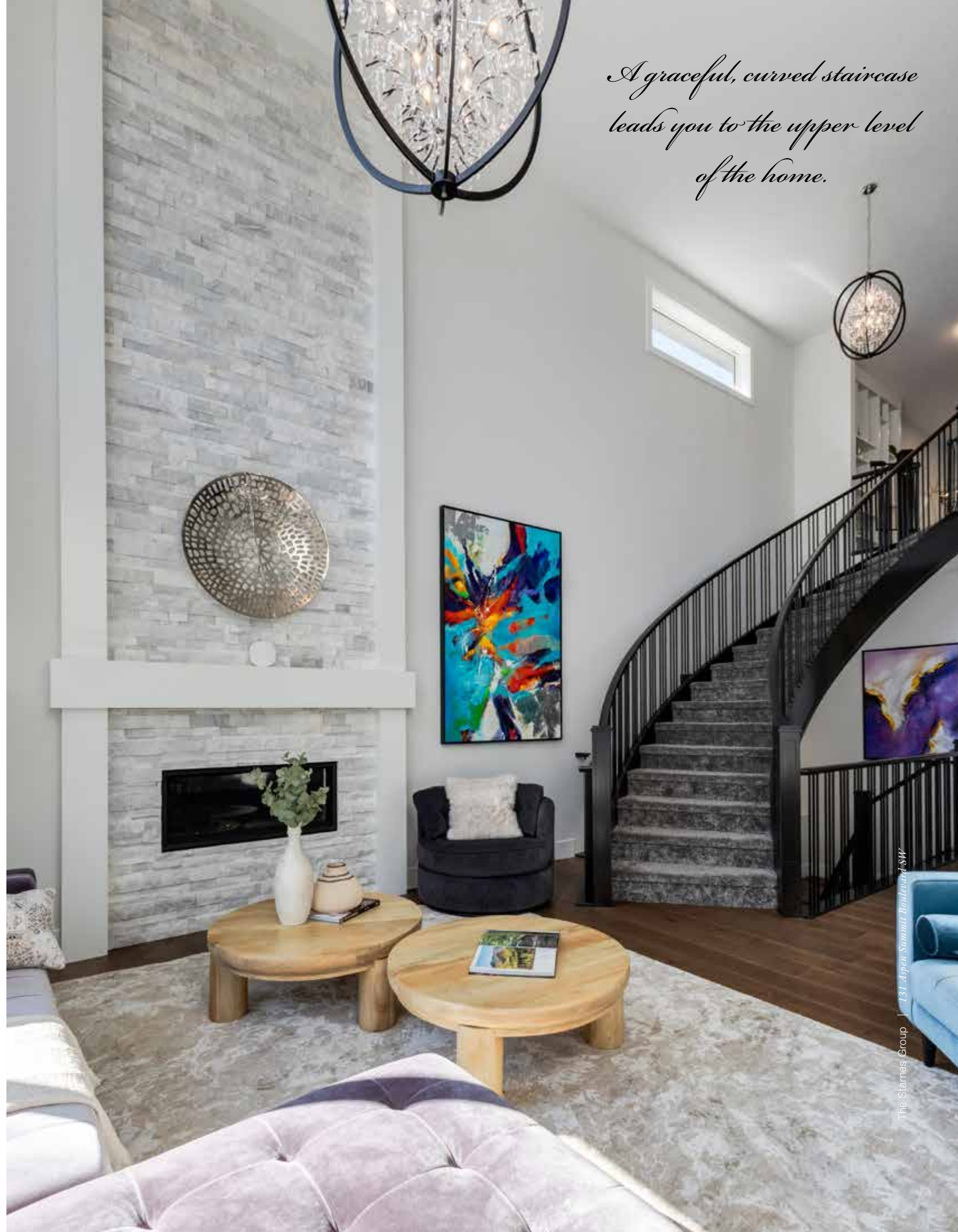


INVITING FAMILY ROOM

At the heart of the home lies the great room, centered around a dramatic floor-to-ceiling white stone gas fireplace and enhanced by soaring ceilings. A sparkling crystal chandelier adds a touch of elegance. This is the perfect gathering space for cherished moments with family and friends.







*A graceful, curved staircase
leads you to the upper level
of the home.*





UPPER LIVING SPACES

The upper-level features two spacious children’s bedrooms, each with large closets, and a beautifully designed 5-piece bathroom. A conveniently located laundry room adds ease and functionality to daily routines. A bright bonus room, ideal for a family play area, includes custom built-in shelving to display treasured family memories.







PRIMARY RETREAT

The primary suite is a private oasis, encompassing the entire southern portion of the upper floor. Vaulted ceilings, timeless crystal chandelier with silver accents, and expansive southeast-facing windows flood the space with natural light. A double-sided fireplace creates a cozy ambiance, making this retreat both spacious and serene.





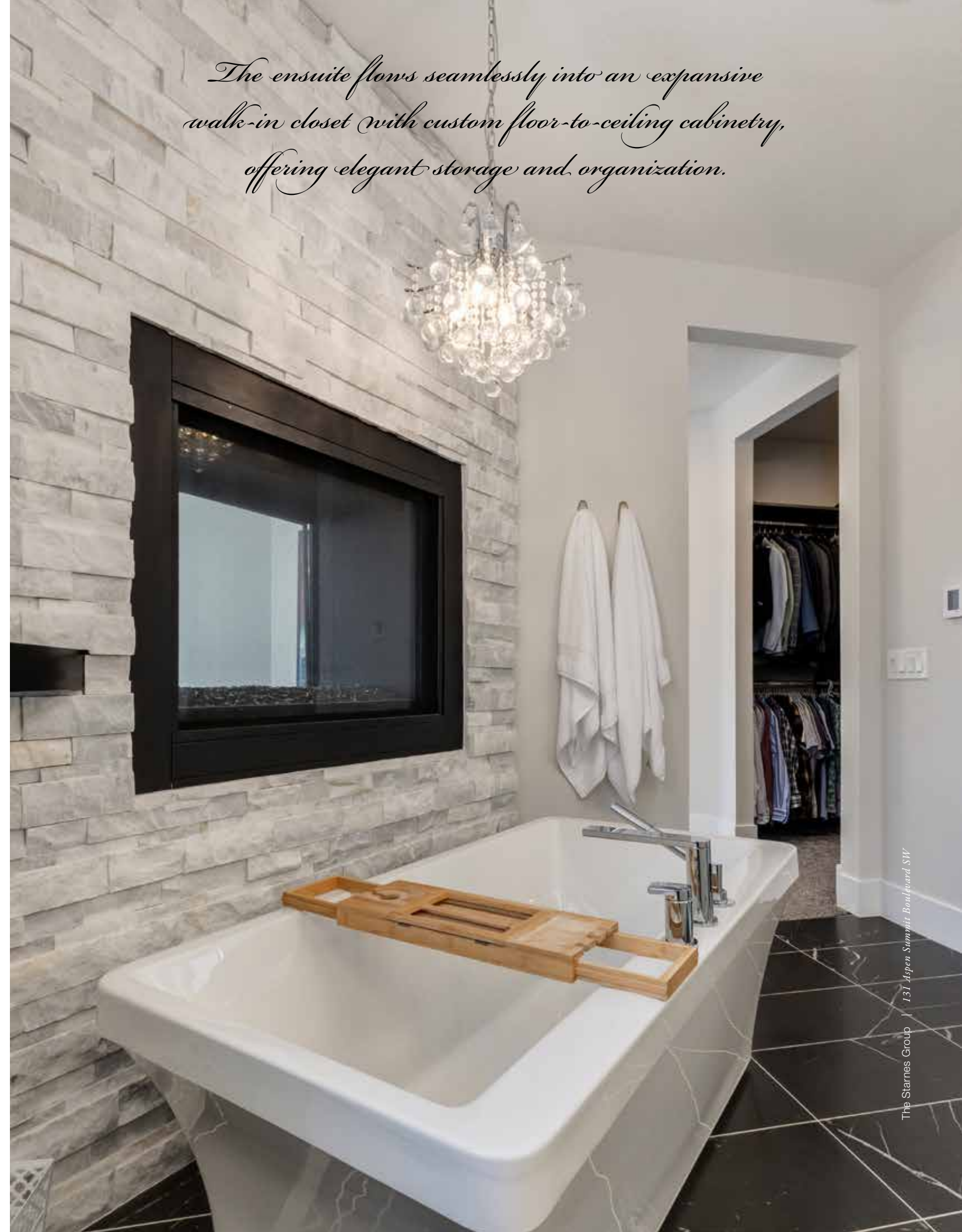


LUXURIOUS ENSUITE

The spa-inspired ensuite is the ultimate retreat after a long day. Dual vanities, accented by modern round sconces, and heated porcelain tile flooring offer comfort. A freestanding soaker tub, set beneath a beautiful crystal chandelier, while a spacious glass-enclosed steam shower provides a refreshing start to the day. A dedicated make-up desk is another added feature of this beautiful space.



The ensuite flows seamlessly into an expansive walk-in closet with custom floor-to-ceiling cabinetry, offering elegant storage and organization.







LOWER-LEVEL ENTERTAINMENT

Whether hosting lively gatherings or enjoying quiet evenings, this lower level is designed to create lasting memories at home.

The lower level is designed for both relaxation and entertainment. A cozy media room with a built-in sound system creates the perfect setting for family movie nights. The showpiece wet bar features a quartz countertop, bar seating, a sink, and a temperature-controlled beverage fridge. Rich hardwood cabinetry, floating shelves, and a striking backsplash complete this entertainer's dream.

Adjacent to the bar, a climate-controlled wine cellar offers optimal storage for a curated collection of fine wines. A dedicated home gym provides a space to focus on wellness, while a large bedroom, full bathroom, and generous utility room complete the level.

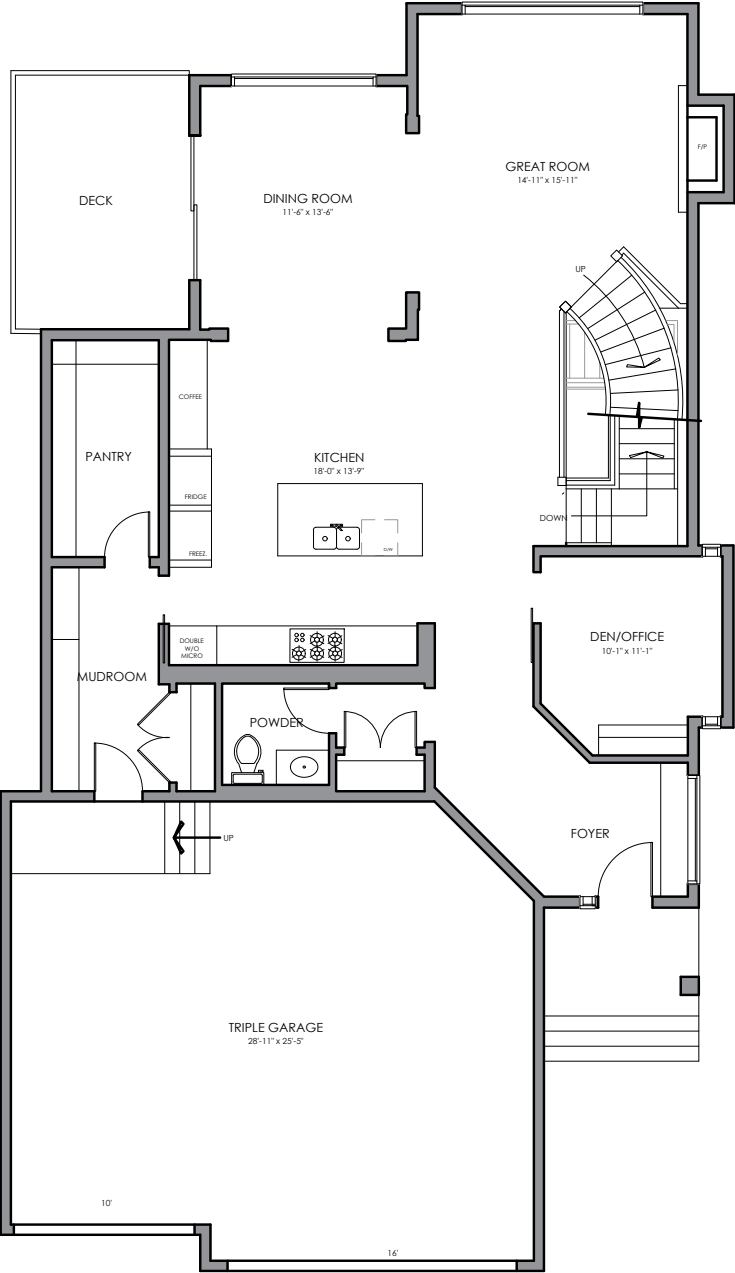






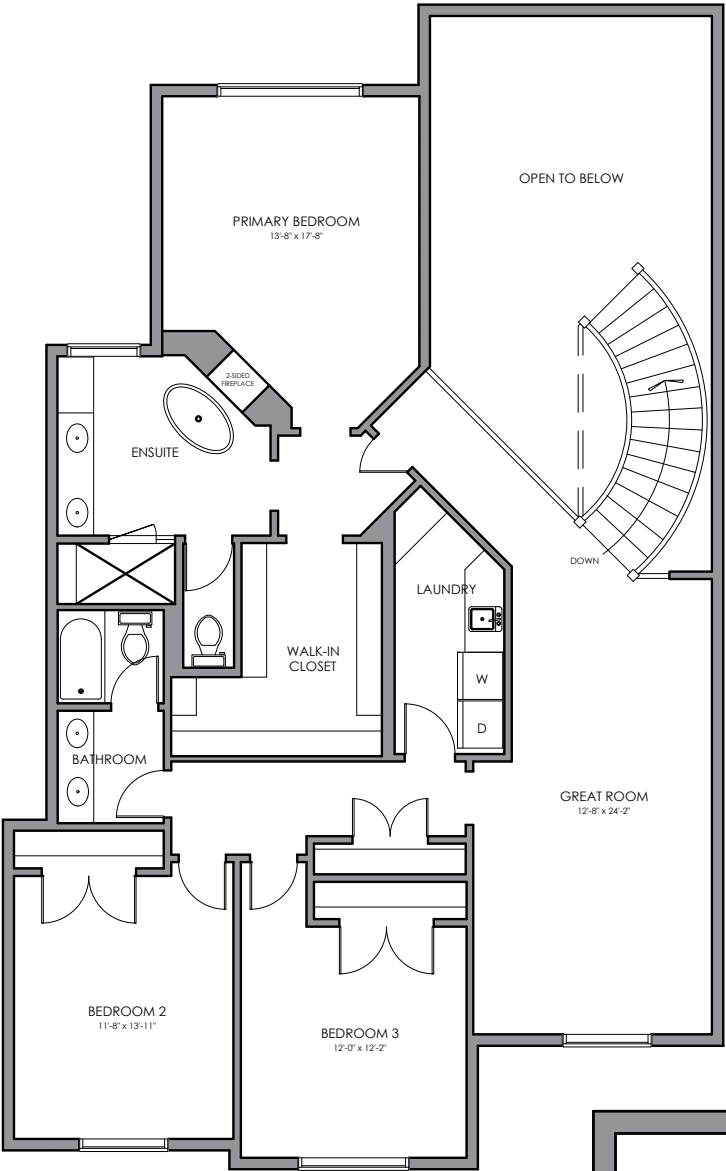
ADDITIONAL UPGRADES OF THIS HOME INCLUDE:

- Upgraded appliance package with *Wolf* range, *Miele* oven, *Miele* steam oven, and filtered water system
- Steam shower in the primary suite
- Designer lighting package
- Custom wine cellar
- Outdoor fireplace with underground gas line and artificial turf backyard



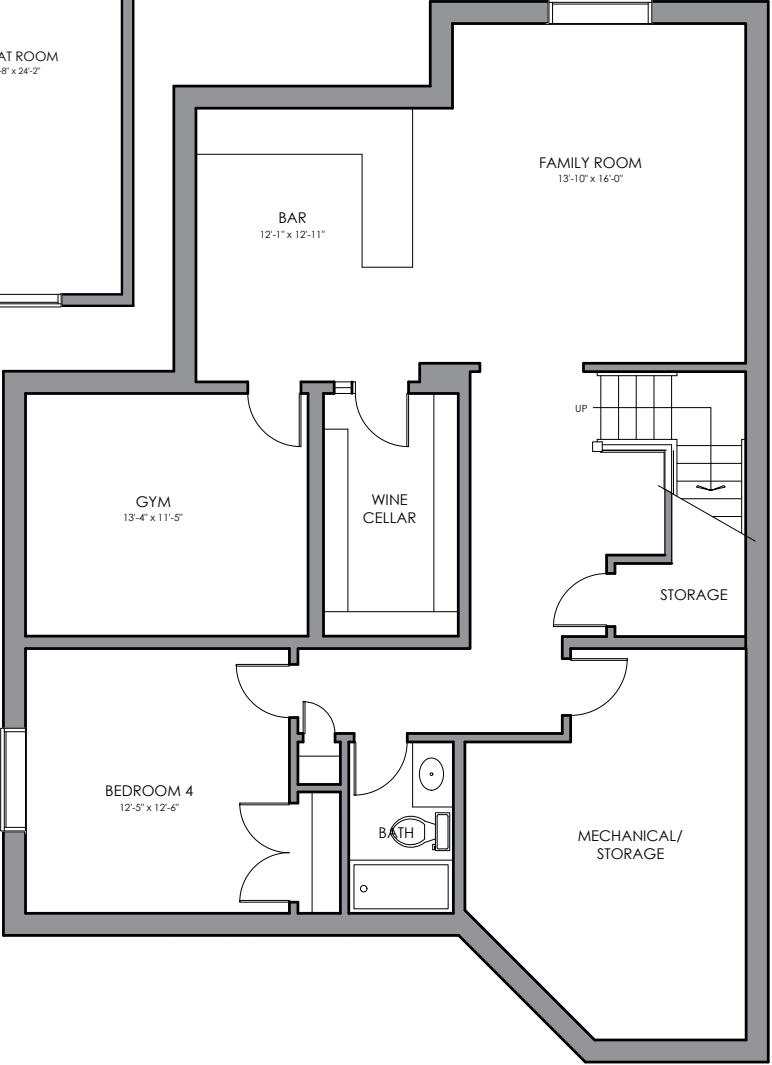
MAIN LEVEL

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UPPER LEVEL

LOWER LEVEL



ESO INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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