



WELCOME TO BESPOKE LUXURY IN  
THE HEART OF ASPEN WOODS ESTATES!

**MARK D. EVERNDEN** GLOBAL REAL ESTATE ADVISOR  
FOUNDER





CENTURY 21  
Bamber Realty Ltd.

## BRAND-NEW, NEVER LIVED-IN HOME

301 ASPEN SUMMIT HEIGHTS SW

LIVING QUARTERS - MAIN 1,624 Sq. Ft.

LIVING QUARTERS - UPPER 1,766 Sq. Ft.

LIVING QUARTERS - LOWER 1,434 Sq. Ft.

TOTAL LIVING QUARTERS - 4,826 Sq. Ft.

### CONTACT

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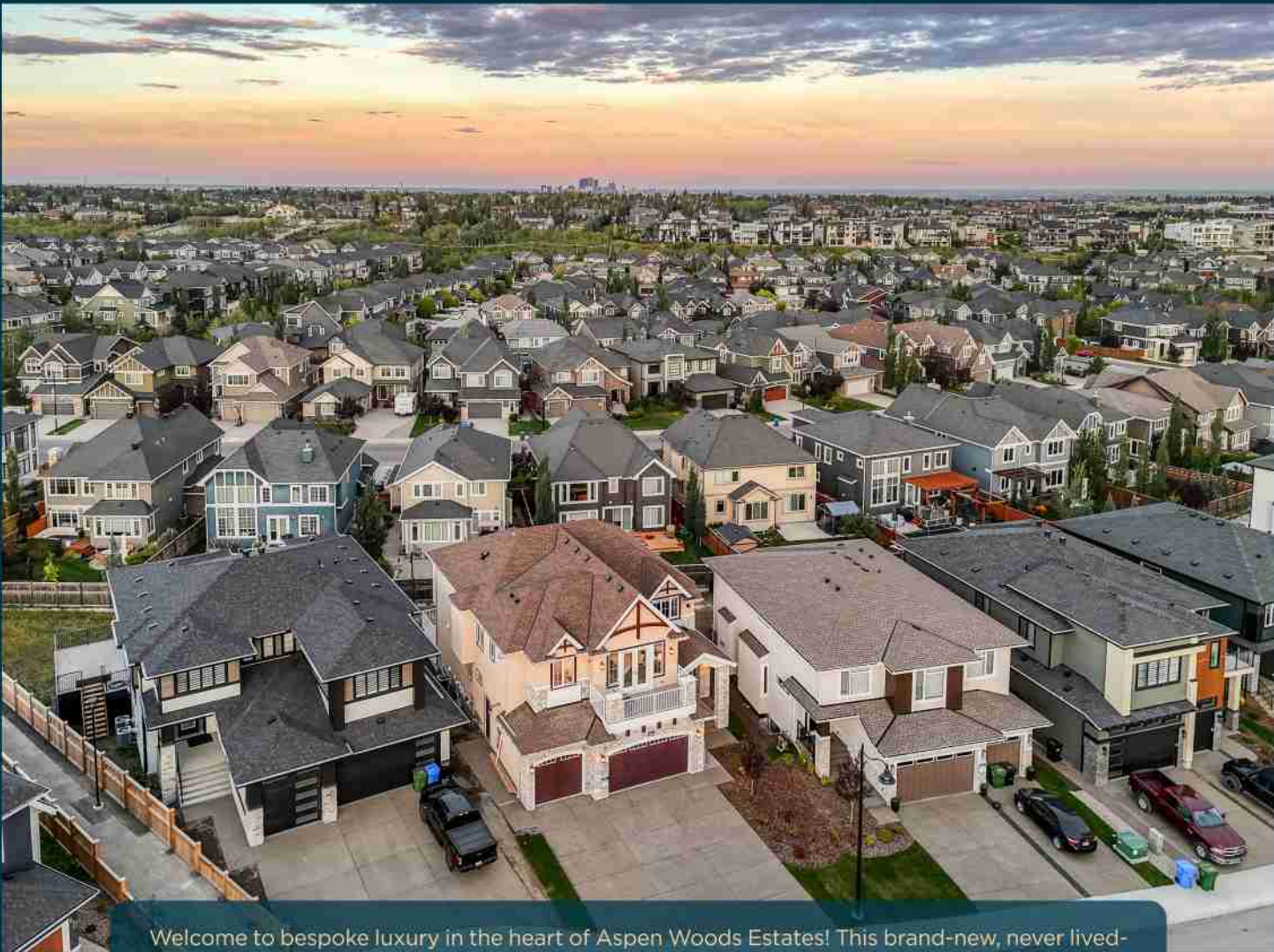


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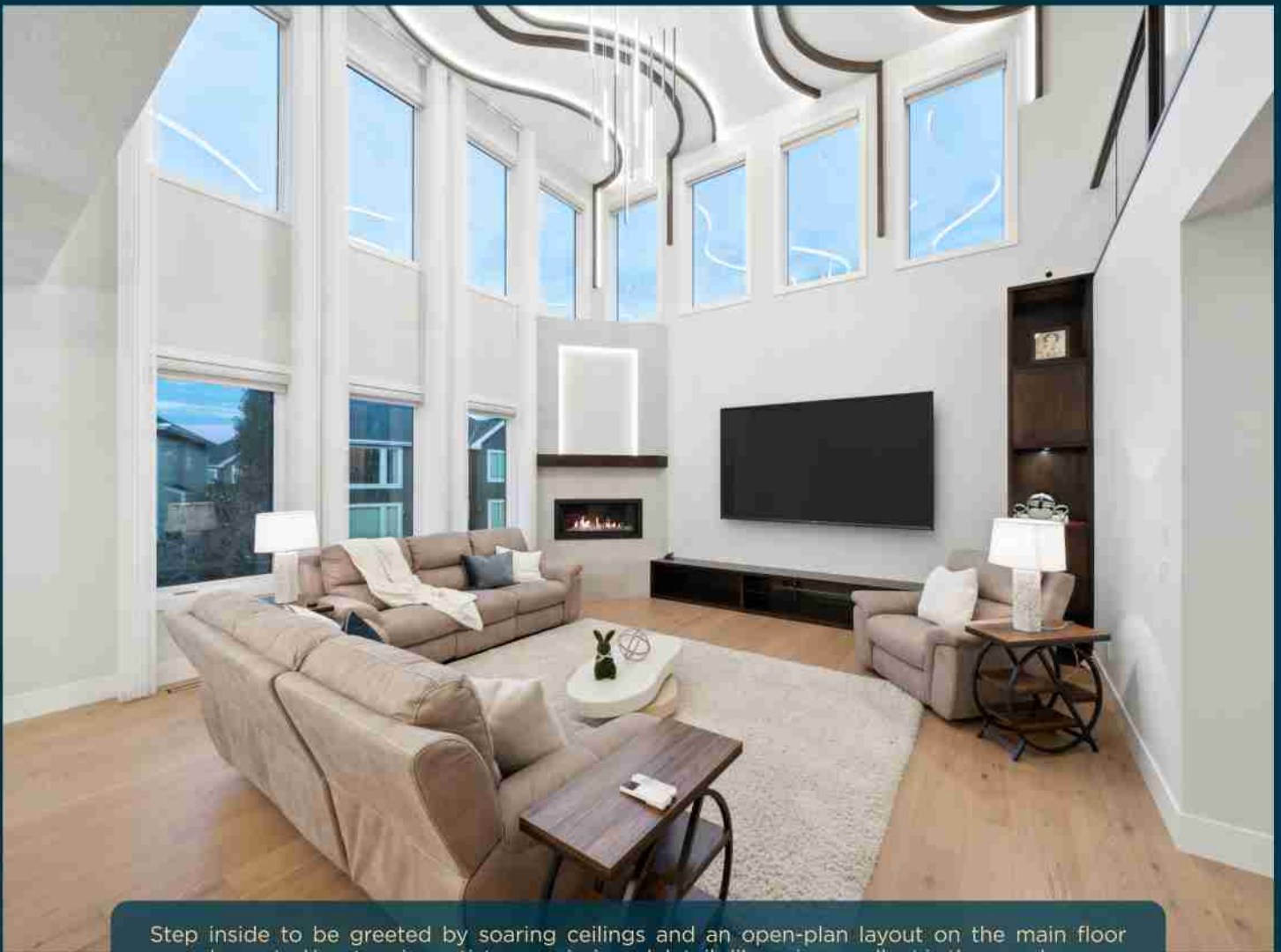




Welcome to bespoke luxury in the heart of Aspen Woods Estates! This brand-new, never lived-in home has been meticulously designed for multi-generational families or those looking for versatile living options. With over 4,825 sq ft of thoughtfully crafted space, every inch of this residence speaks to comfort, style, and modern living.

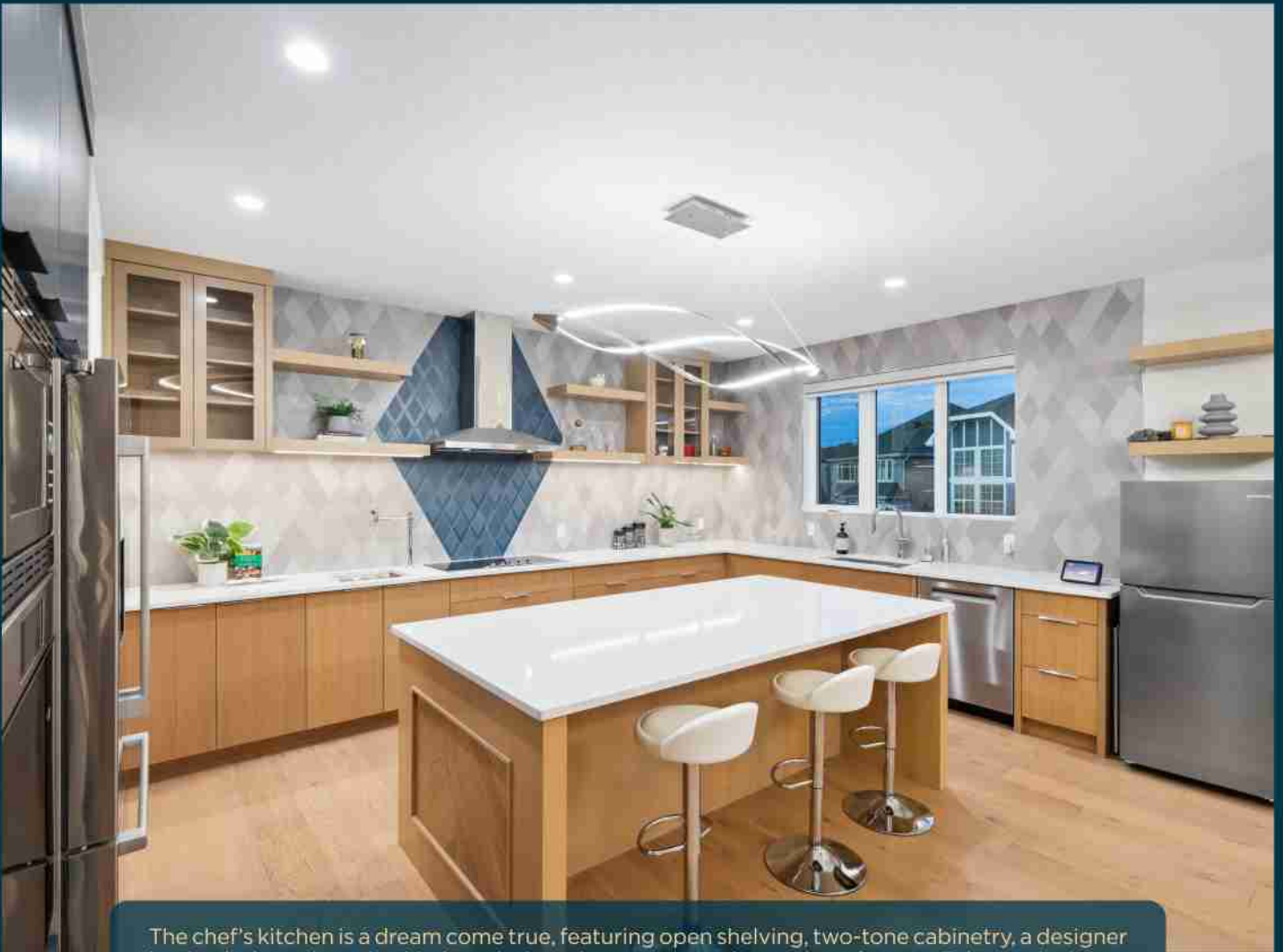




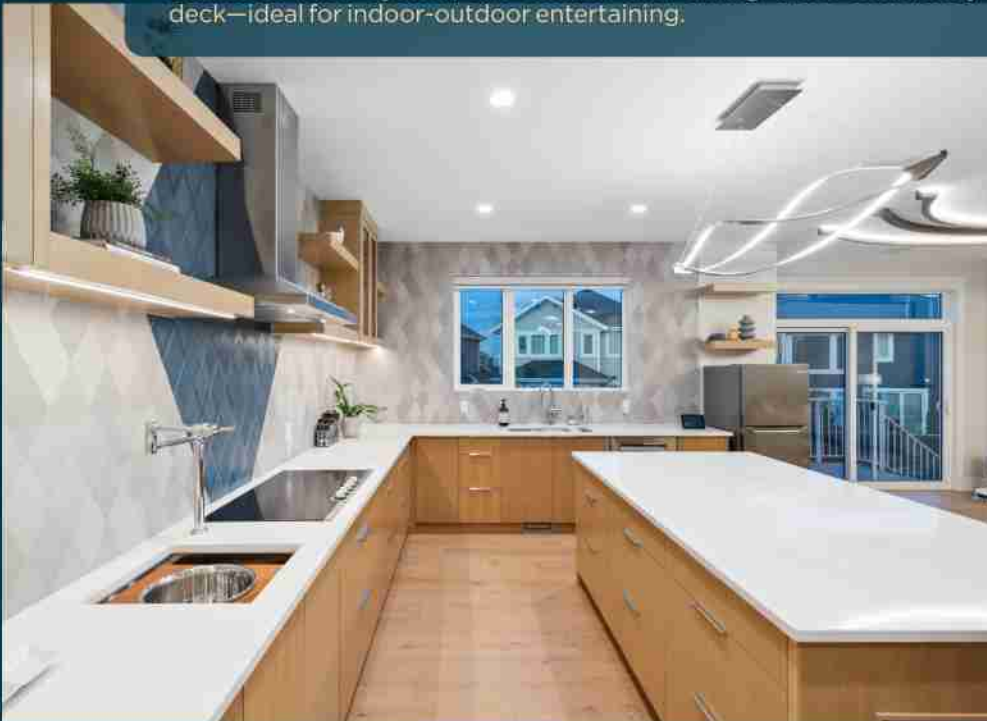


Step inside to be greeted by soaring ceilings and an open-plan layout on the main floor complemented by stunning artist-commissioned details like unique wall art in the powder room and a custom ceiling light sculpture in the living and dining areas. The great room, anchored by a cozy gas fireplace, sets the tone for warm gatherings.

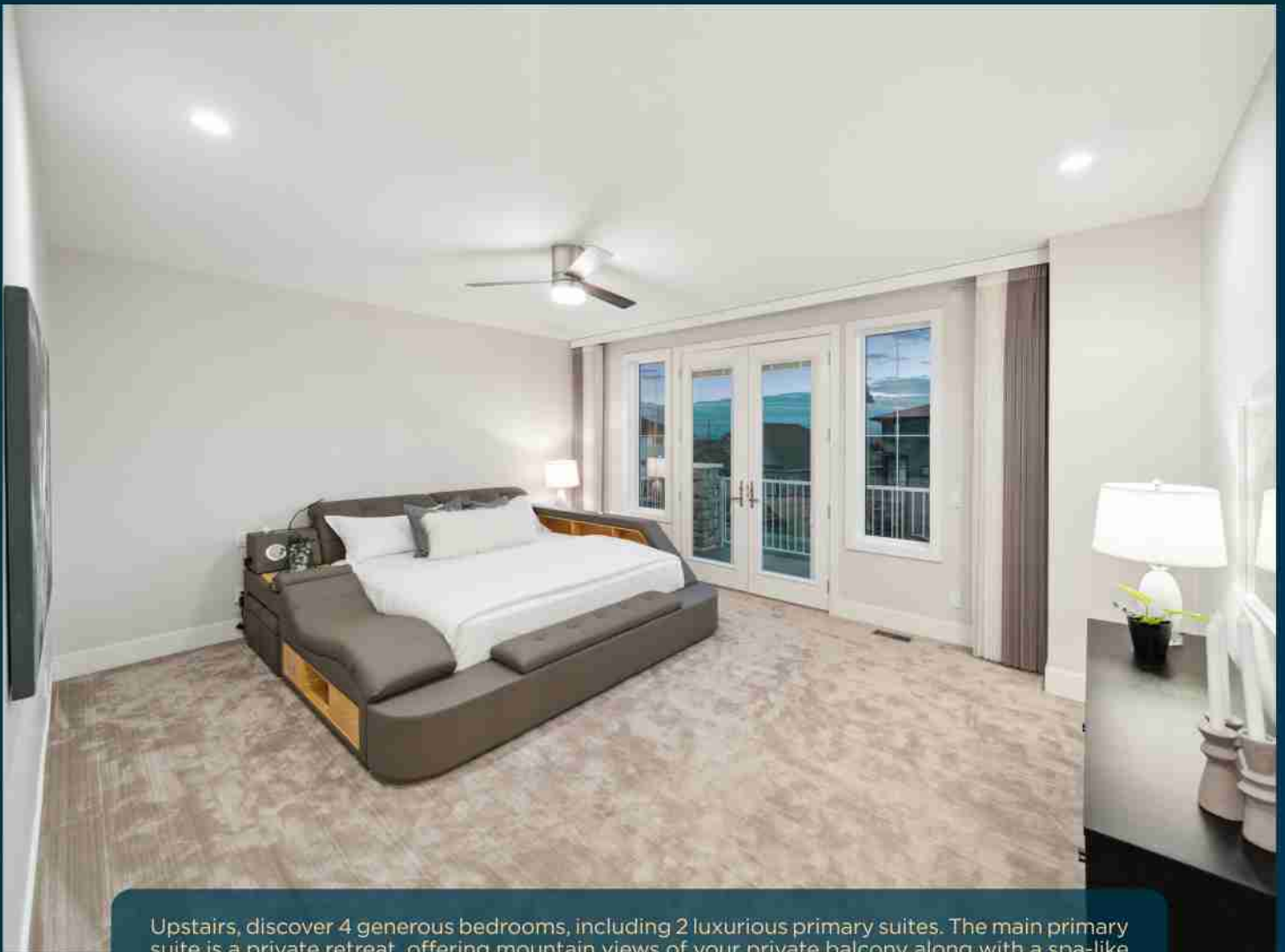




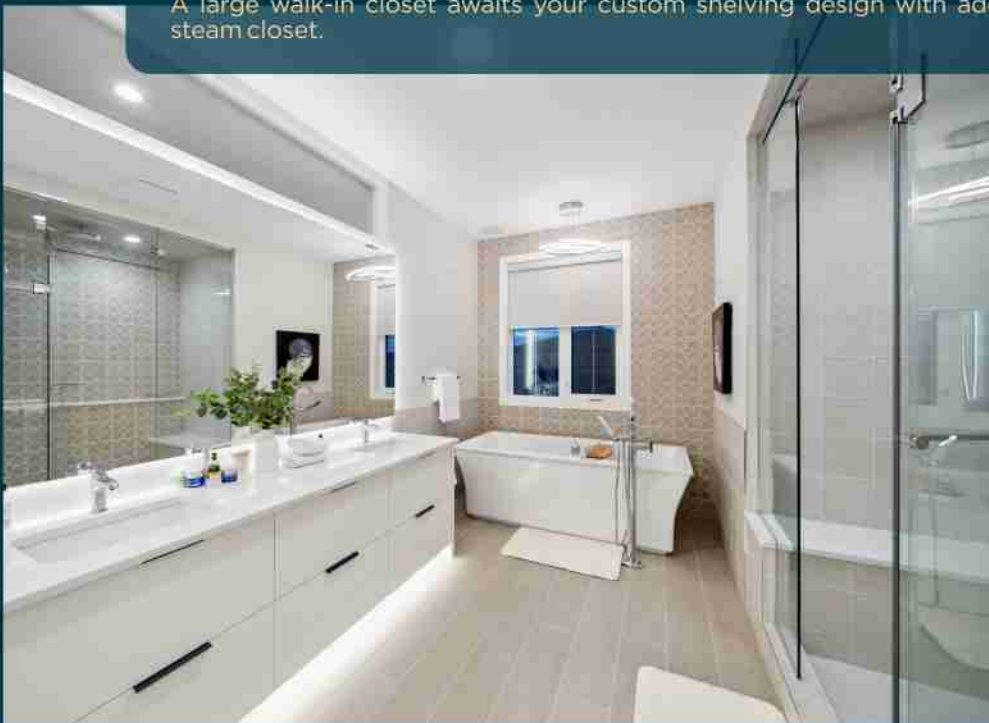
The chef's kitchen is a dream come true, featuring open shelving, two-tone cabinetry, a designer backsplash, and a spice kitchen designed to accommodate a deep freezer. Enhanced with an additional HRV system, the kitchen and dining areas seamlessly connect to a spacious deck—ideal for indoor-outdoor entertaining.







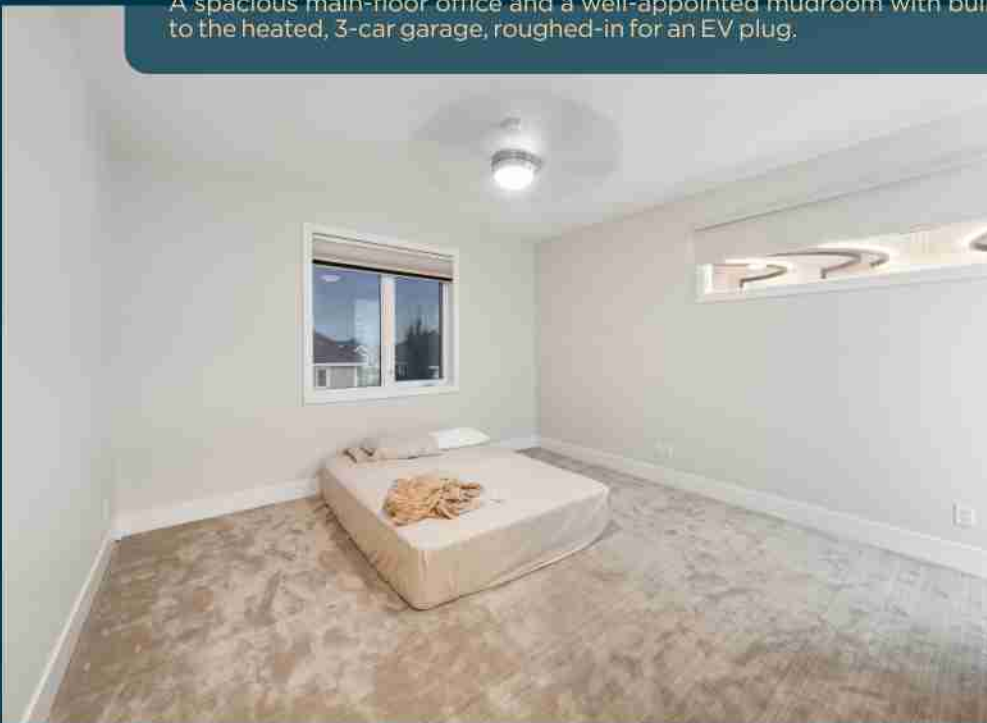
Upstairs, discover 4 generous bedrooms, including 2 luxurious primary suites. The main primary suite is a private retreat, offering mountain views of your private balcony along with a spa-like 6-piece ensuite with a soaker tub, glass-enclosed shower, makeup vanity, and heated floors. A large walk-in closet awaits your custom shelving design with additional GFCI plug for a steam closet.

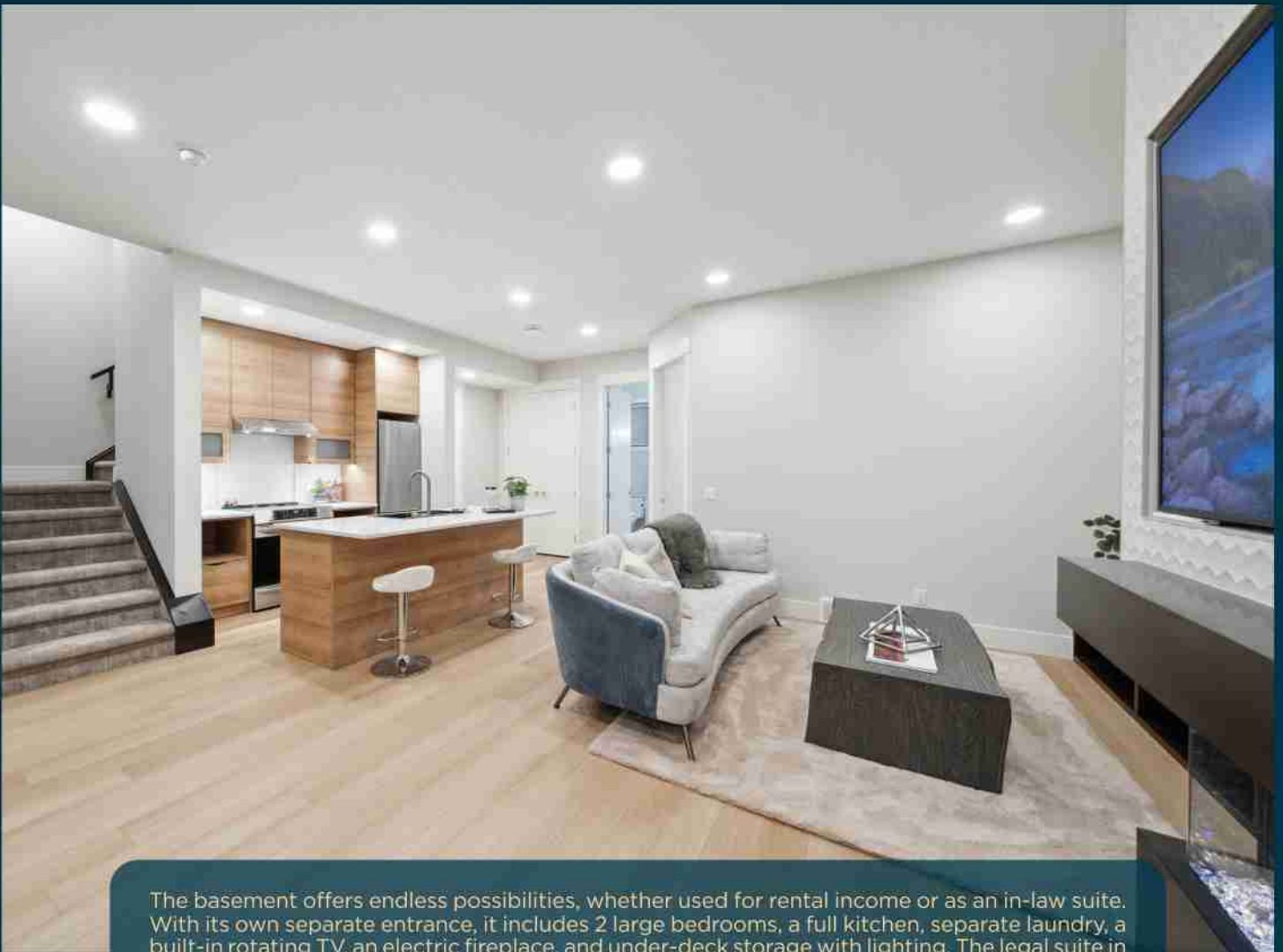




The 2nd primary suite, complete with a 4-piece ensuite, is perfect for guests, aging parents, or teenagers, while the other 2 bedrooms are conveniently connected by a Jack and Jill bathroom.

A spacious main-floor office and a well-appointed mudroom with built-in storage lockers lead to the heated, 3-car garage, roughed-in for an EV plug.





The basement offers endless possibilities, whether used for rental income or as an in-law suite. With its own separate entrance, it includes 2 large bedrooms, a full kitchen, separate laundry, a built-in rotating TV, an electric fireplace, and under-deck storage with lighting. The legal suite in the basement, with its soaring 10' ceilings and industrial-grade underlayment for warmth, spans over 1,400 sq ft. It includes 2 spacious bedrooms, a 4-piece bath, a full kitchen, and separate laundry—perfect for extended family, growing households, or rental income. Zoned comfort control ensures privacy and independence, creating a true home within a home.







This smart home is packed with high-end features like integrated stair lighting with a digital timer, remote-controlled window treatments, Lutron smart switches, smart fan lights, and permanent lighting rough-ins. All washrooms are equipped with GFCI plugs for smart toilets.





Located in a prestigious neighbourhood near Rundle, Webber, and prime shopping destinations, this Aspen Woods Estates masterpiece is the ultimate blend of luxury, flexibility, and modern living. Whether you're planning for multi-generational comfort, space to grow, or a savvy rental opportunity, this home is designed to exceed every expectation.







# ever

G R O U P

## CONTACT

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