



**GRASSROOTS**  
REALTY GROUP

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**94 Aspen Ridge Way SW**  
**Calgary, Alberta**

**MLS # A2251273**



**\$1,559,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Aspen Woods   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 2,440 sq.ft.  | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Oversized, T |               |                   |
| <b>Lot Size:</b> | 0.21 Acre   |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Pie Sh   |               |                   |

**Heating:** Boiler, In Floor, Fireplace(s)

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Rubber

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Stucco, Wood Frame, Wood Siding

**Foundation:** Wood

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** radon gas mitigation system

Open house this Sunday, August 31st, from 2:00-4:30pm. Rare find custom built walkout bungalow in the sought after community of Aspen Ridge Estate. The house sits on a large pie shape lot of 9,200+sf. A total of 5 bedrooms & 4 full bathroom, 4,215 sf offers the luxury, comfort & functionality to meet the needs of modern family living. . It was built to be environmental friendly & energy efficient. Radiant in-floor heating on main floor & basement. The interior space is adorned with vaulted cathedral ceilings, Chesapeake hickory flooring and magnificent windows bringing in bright natural sunlight. The functional kitchen finished with alder cabinets, granite countertops, double ovens, Jenn-air gas cooktop, new stainless steel fridge, and a massive center island. Formal dining room is spacious. It has a built-in buffet & wine rack. It can comfortably fit a 10-persons table. From the kitchen nook there is a door leading to a huge balcony. Great for BBQ & enjoying views of the mountains on sunny days. Primary bedroom quietly tucked away in the southeast corner. It also has a door to the balcony. There is a 5 pc bathroom & a walk-in closet. Around the corner is the 2nd bedroom & a 3 pc bathroom. A set of stairs going up to the loft area of over 400sf. It is an ideal location for home office. The enormous lower level boasting over 2000sf. It has a family room, theatre/media/game room, wet bar, 3 generous sized bedrooms, 2 full bathrooms & a utility room with lots of storage space. The walkout open to the covered patio seamlessly connecting indoor & the professionally landscaped yard great for relaxation & entertainment. The interlocking pitched roof system with recycled rubber shingles has a 50 year warranty and is transferrable to new owner. Numerous upgrades were done to the house in the last few years including: installation of radon gas

mitigation monitoring system; water purifying system, 2 new high efficiency boilers; professionally landscaped front and backyard; redone garage floorings & new shelving; painting of exterior walls & trims etc. The home is close to some of Calgary's top rated schools like Webber Academy, Rundle Colleges, Earnest Manning High School & Ambrose University. Convenient shopping & dining at the Aspen Landing, and a few other nearby shopping plaza. Westside Recreation Centre is only 5 minutes drive. Accessible to scenic pathways system, major traffic routes & public transit going to downtown or anyway in the city is easy.