



**GRASSROOTS**  
REALTY GROUP

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**31 Aspen Ridge Point SW**  
**Calgary, Alberta**

**MLS # A2101299**



**ASPEN POINT**  
**ESTATES**

*The Pinnacle of Luxury Living*

**\$3,338,881**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,858 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** In Floor, Forced Air, Natural Gas, See Remarks

**Water:** -

**Floors:** Hardwood, See Remarks

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** See Remarks, Stone, Stucco, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Built-in Features, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** N/A

"The Pinnacle of Luxury Living" Aspen Point Estates is a master planned development located in the prestigious community of Aspen Woods. This exclusive development will only feature seven estate homes that will be built by Bellaview Homes and designed by Dean Thomas Design Group to curate thoughtfully crafted custom homes. With its amenity abundant location, Aspen Point Estates is minutes away from Rundle College, Webber Academy, Calgary Academy, Aspen Landing Shopping Centre, Westside Recreation Centre, 69 St LRT station and scenic walking paths. Conveniently, it is only a 15 minute drive to downtown Calgary and a quick escape to the beautiful Rocky Mountains. Photo are representative