



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

MLS # A2149204



\$2,199,000

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|------------------|--|---------------|-------------------|
| Division: | Aspen Woods | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,557 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.30 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underg | | |

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|--------------------|---|-------------------|-----|
| Heating: | In Floor, Natural Gas, Other, See Remarks | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Concrete, Flat | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | None. | | |

Discover this stunning walkout bungalow, perfectly positioned to offer majestic panoramic mountain views. This home features a beautiful open design with soaring 12 ft coffered ceilings and an abundance of natural light. The bright kitchen is equipped with top-of-the-line (Meili & Subzero) stainless steel appliances, quartz countertops, and island, making it a chef's dream. Designer finishings include site-finished cherry hardwood, solid wood 8 ft doors, and a stone-faced fireplace. The wrap-around deck off the kitchen provides sunny southern views, perfect for outdoor entertaining. The grand master suite boasts a walkthrough closet with built-in storage, a cozy fireplace, and a new, crisp 6-piece ensuite. The second bedroom also features a private 3-piece ensuite. Additional main floor amenities include a spacious den and main floor laundry. The lower level is equally impressive with floor-to-ceiling windows, two additional bedrooms a 4-piece ensuite and a 4-piece bathroom, a wet bar, a wood fireplace, a hobby room and a large family Room and a stone-faced fireplace. The triple attached drive-through garage includes a walk-up entry from the lower level, adding convenience and functionality. This custom-built home offers numerous additional features such as Hydronic heating throughout, basement in-floor heating, air conditioning, Bang & Olufsen wiring for security, lighting and Gemstone exterior lighting. All of this is set on a professionally landscaped 13,250 sq ft southwest yard, backing onto a natural reserve. Experience gracious and spacious living with over 5250 sq ft of fully developed space, designed to maximize comfort and luxury.