



**3 Aspen Ridge Court SW
Calgary, Alberta**

MLS # A2152128



\$3,198,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,971 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Environmental Reserve, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: All Home Automation & AV Equipment, 2 Wine & Beverage Fridges

A rare opportunity to own a stunning custom built home with a triple garage backing onto a natural reserve in the heart of Aspen Estates. Offering 6000 sq. ft. of total indoor living space and situated on almost a 1/4 acre with west facing unobstructed views of a nature reserve. The expansive rooms blend seamlessly and allow for function and ease to raise your family and entertain effortlessly. This former Jaymack show home was the winner of the SAM award and is custom and unique, in every way. The curb appeal draws you into the home and quality craftsmanship is evident as you walk through the solid fir front doors. The herring bone floors, and custom built-ins immediately set the stage for what's to come. Each space throughout the home offering more features than could possibly be mentioned. You enter the main floor den through double stained-glass doors to a custom built-in wood panelled library with a two-sided desk with built-in drawers and file system. You will never want to leave the great room and kitchen area with its vaulted 20 ft ceilings and floor-to-ceiling windows and window seats overlooking the private back yard and huge patio. The gourmet kitchen with endless storage, integrated appliances, large island and adjacent comfortable seating area flow perfectly to the formal dining room featuring one of five fireplaces to enjoy on a chilly winter evening. The second level is open to below and offers a total of 4 bedrooms. The primary bedroom suite commands attention with its three-sided fireplace, private deck, wall of entertainment-built ins, custom closet and ensuite with steam shower, soaker tub, double sinks and heated floors. The second-floor study is a wonderful family gathering space for homework or reading, the large open to below space has a built-in desk and bookshelves and transitions you to the secondary bedroom wing complete

with 3 bedrooms and two full bathrooms. Each bedroom complete with custom window seats, built-in bookcases and large windows. The lower level , which offers in-floor heating throughout , is a perfect place to spend quality time with family and friends . It includes a spacious family room with gas fireplace and custom built-in cabinets, a home theatre with a 6x10 screen with russound system and projector, a billiards room, a built-in bar with wine storage, beverage fridge and dishwasher. For those that love the outdoors you will fall in love with the stunning private back yard which was professionally landscaped with irrigation throughout and offers a private covered concrete patio and outdoor fire pit area ideal for enjoying beautiful summer evenings. Perfectly situated this home is also close to top private schools that include Webber Academy, Rundle College and the Calgary French and International School, minutes to parks, shopping, public transit and offers easy access to 17th Avenue & Stoney Trail. Here is your chance to live in one of Calgary's most sought after neighbourhoods.