



**40 Aspen Ridge Terrace SW  
Calgary, Alberta**

**MLS # A2164483**



**\$3,695,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,042 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 3 half
<b>Garage:</b>	Garage Faces Side, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Smart Home, Storage, Tray Ceiling(s), Wet Bar		

**Inclusions:** None

\*\*\* OPEN HOUSE SUNDAY, Sept 29, 2-3 pm \*\*\* BACKING ONTO URBAN FOREST | BASKETBALL COURT | ELEVATOR | HEATED DRIVEWAY | SAUNA | ALL BEDROOMS HAVE ENSUITE BATHS | BUILT IN 2020 | Extremely luxurious with upscale amenities that goes beyond the ordinary in this truly opulent home in Aspen Estates. Thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light. Extensive 7,100+ sq footage, soaring wall of windows 2 storeys high, designer lighting and fixtures, elevator available for all 3 floors, beautiful wide plank hardwood and marble flooring in main living areas, in-floor heating (including garage), central air conditioning, every room crafted with stunning details to create a captivating living experience. Combining functionality and aesthetics, state of the art kitchen equipped with high-end appliances, sleek countertops, custom cabinetry, butler's pantry/kitchen, and wine room, is designed to cater to the needs of even the most discerning chef. The property boasts six spacious bedrooms, each with its own ensuite bathroom. These private retreats offer comfort and luxury, providing a peaceful space to unwind and rejuvenate. Multiple spaces for relaxing and entertaining with friends and family on every level. Walkout basement houses a massive recreation room, home theatre and bar, 3 bathrooms, and the 6th bedroom. The property is characterized by its stunning architecture and private backyard featuring a basketball court yard, huge deck, towering trees providing a quiet serenity, and opportunity to immerse yourself in nature. Surrounded by walking paths yet a short distance to major traffic routes offering a quick commute to many amenities and trendy Calgary destinations, this location has it all! Home to Calgary's most prestigious schools

such as Webber Academy, Rundle College, Ambrose University, Dr Roberta Bondar Elementary, and Ernest Manning High School. Embodying a lifestyle that merges elegance with comfort, and attention to detail creating a home where you and your family can truly live your best life.