



GRASSROOTS
REALTY GROUP

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55 Aspen Ridge Court SW
Calgary, Alberta

MLS # A2235892



\$2,799,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,702 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Garage Faces Side, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Rectangular Lot, V		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Wet Bar		
Inclusions:	None		

Directly backing onto a massive ravine with a private gated access to scenic walking paths nestled in a quiet cul-de-sac of the prestigious Aspen Ridge Estates, this meticulously maintained, truly custom-built Modern French Country-inspired architectural gem exudes "Nouveau-Medieval" Castle character with a distinctive 2-storey rotunda-style front turret tower, extensive natural stonework on all four exterior elevations and a timeless design of luxurious elegant, smoke-free and pet-free living. Step into the grand 20-foot foyer where a crystal chandelier sparkles above custom natural pebble stone flooring, transom windows over the solid front door with sidelites and a soaring spiral open-riser staircase. Solid wood cabinetry with stylish furniture kick, custom millwork, built-ins and enclosed glass display shelves with LED lighting and premium Titanium granite, modern curved archways, wall niches and windows, flat tray ceilings with recessed and pot lighting, solidcore doors, wide-plank hand-scraped Hickory engineered hardwood flooring by Mirage, designer light fixtures and mirrors set a tone of high-end finish throughout the entire home. The 10-foot ceiling main floor showcases a gourmet kitchen featuring custom cabinetry with premium grade Titanium granite countertop, glass tile with metal 3-D mosaic backsplash, bar with built-in wine rack and cooler, and seamless flow into dining and living areas. A powder room blends luxury with natural white marble floor and walls along with a natural stone sink — mirrored in lower-level bathroom for cohesive sophistication. With 5 bedrooms 6 baths - 4 with spa-inspired ensuite each including a custom-built Kohler body massage shower, and the primary suite elevates the experience with additional steam shower, air massage tub, heated floors, and a bar with a built-in wine cooler. Upper floor features 9 to 11 foot ceilings, 4

bedrooms and a bonus room with a wetbar and built-in fridge. Fully finished walkout basement features spiral staircase, full-height display wall niches with natural stone and LED, curved decorated flat ceilings, entertaining bar with wine cellar, home theatre, game room, gym, recreation room, and a bedroom with full bath. Additional comfort features include 2 Carrier ACs and furnaces, built-in sound system and central vacuum. Step outside to the professionally landscaped backyard with a mini-golf putting green, underground sprinklers, and maintenance-free vinyl deck and stairs with tempered glass railings overlooking tranquil ravine views. Exposed aggregate concrete driveway with stamped borders, stairs, front landing, and rear patio. Oversized triple side-drive garage offers ample space for storage, a workshop, or even tandem parking for a 4th vehicle. Close to top-rated private and public schools including Rundle College, Webber Academy and Ernest Manning High School, Westside Rec Center and LRT. A true one-of-a-kind estate for those who appreciate timeless design, privacy, and a connection to nature.