



GRASSROOTS
REALTY GROUP

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223 Aspen Ridge Place SW
Calgary, Alberta

MLS # A2256166



\$2,890,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,910 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	4 full / 2 half
Garage:	Aggregate, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, Double Vanity, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to 223 Aspen Ridge Place SW, an executive custom-built home where luxury and functionality meet in one of Calgary's most prestigious communities. Featuring over 5,000 sq. ft. of refined living space, this property impresses with soaring 10-ft ceilings, Hickory hardwood floors, and a chef-inspired kitchen with Wolf and Sub-Zero appliances, including a commercial-quality make-up air unit, a large island with two Sub-Zero built-in dishwashers for added convenience, and custom cabinetry. The main floor offers elegant entertaining spaces, a private office with a double-sided fireplace, and a west-facing deck with a Suncoast powered pergola and screened room with built in heaters for year-round enjoyment. Upstairs, the grand primary suite includes a private balcony with mountain views, a spa-inspired ensuite with a steam shower, and walk-in closet. Two additional bedrooms with walk-through closets and private ensuites, and a spacious bonus room that completes the upper level. The walk-out basement is designed for entertaining, with a full wet bar including a beverage cooler and dishwasher. Home theater system with 120" screen and surround sound, fitness room, and guest/nanny suite with walk-in closet and separate 3-piece ensuite. A heated triple garage with epoxy floors and floor drains adds practicality to this showpiece home. Located in Aspen Ridge, you're minutes from boutique shopping, top schools, fine dining, and scenic parks. This is a rare opportunity to own a home that blends elegance, comfort, and modern convenience.