



GRASSROOTS
REALTY GROUP

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19 Aspen Ridge Heath SW
Calgary, Alberta

MLS # A2263135



\$2,790,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,636 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

OPEN HOUSE NOV 9. 2-4 pm. ELEGANT EXECUTIVE RESIDENCE IN ASPEN RIDGE HEATH Discover unparalleled luxury at 19 Aspen Ridge Heath, SW, where this magnificent 2016-built executive home redefines sophisticated living. From its striking curb appeal to the breathtaking interior, every detail reflects exceptional craftsmanship and design excellence. Enter through an impressive open-to-below foyer into a seamless open-concept layout that flows effortlessly throughout the main level. The space encompasses two elegant living areas, a formal dining room perfect for entertaining, and a private office for professional needs. The gourmet kitchen stands as the centerpiece with rich brown maple cabinetry, premium appliances including an oversized refrigerator-freezer and professional oven stove, quartz countertops with electric flat stove, and a substantial center island complemented by a spacious walk-in pantry. Upstairs houses four bedrooms, a bonus room and the laundry room. The Primary bedroom with a double door entry, boasts of a 6 piece ensuite and a massive walk in closet with a big island of more storage with quartz countertop. The three other bedrooms include one with a private ensuite while the other two share a common but spacious bathroom. A second spiral staircase takes you to a walk out basement with an open concept living area with a wet bar and a stainless steel bar fridge. Also included in this lovely basement is a private movie theatre and two additional bedrooms, one of which can serve as a recreation room if not required for sleeping. A back door from the walk out basement leads you to a very spacious, professional landscaped fenced yard with Sprinkler system. Additional amenities in this home includes AC units x 2, for those hot summer days. Located in Aspen Ridge, you are just minutes away from top private and public

schools, great boutique shopping on 17th ave, Sw and Natural stone travertine flooring graces the entire main level, and all five bathrooms, enhanced by exquisite maple crown mouldings and baseboards that add warmth and character. Dramatic open riser staircases connect to both upper and lower levels with architectural flair. The professionally finished basement offers an entertainment haven with an open hallway leading to a generous family room, two additional bedrooms, and a private home theatre with large screen. Rich dark brown maple wood elements throughout create a cohesive design of refined elegance. This exceptional property represents the pinnacle of executive living, offering both functional excellence and aesthetic magnificence in the prestigious Aspen Ridge Heath community. Experience this remarkable residence firsthand by contacting us to arrange your private viewing at 19 Aspen Ridge Heath, SW.