



GRASSROOTS
REALTY GROUP

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32 Aspen Ridge Manor SW
Calgary, Alberta

MLS # A2269580



\$2,699,999

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,238 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Quad or More A		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Central Vacuum/Attachments, Garage Door Remotes, Exterior Lighting System		

This exceptional Aspen Woods residence captures the best of west-side living—space, light, and quiet sophistication. Set on a 65' x 136' lot with a west-facing backyard and no rear neighbours, this well designed home offers over 6,200 sq.ft. of thoughtfully crafted living space. Soaring 19-ft ceilings, a chef-inspired kitchen, elegant living and dining areas, and a full lower-level entertainment zone define this remarkable home. A stone-and-stucco exterior, exposed aggregate drive, and heated 4-car garage set an impressive tone. Inside, a grand curved staircase and statement chandelier anchor the foyer. The living room features double-height ceilings and a full-height stone fireplace beside the formal dining area with bar and display cabinetry making this the perfect place to entertain friends and family. The kitchen connects effortlessly to the family room and breakfast nook, featuring JennAir appliances, granite counters, a prep island, bar seating, and walk-in pantry. A refined office with a built-in granite-topped desk and custom millwork creates a sophisticated and luxurious workspace for ultimate comfort and productivity. Nicely completing this floor is a large laundry with ample counters and storage, a stylish powder room featuring a stunning stone accent wall, and a well-appointed mudroom with custom built-ins. Upstairs, the primary suite is a true retreat with sitting area, walk-in closet, and spa-inspired 5-pc ensuite with two-way fireplace, freestanding tub, dual vanities, and tiled shower. An additional 3 bedrooms include one with ensuite and balcony, plus two sharing a 5-pc bath and loft nook. The walkout lower level impresses with a large rec area, wet bar, wine room, fourth gas fireplace, two bedrooms, and two full baths. Additional highlights include central A/C, in-floor heat rough-in, new high-efficiency hot water tank (2025), covered patio,

upper deck, pro landscaping with irrigation, smart exterior lighting, and a six-camera security system. Quietly tucked on a cul-de-sac near top private schools (Rundle, Webber & Calgary Academy), Aspen Landing, Westside Rec, LRT, and pathways—this is elevated west-side living at its finest and the perfect place to call home.