



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**315 Aspen Ridge Place SW
Calgary, Alberta**

MLS # A2287799



\$5,680,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,765 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.72 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Upstairs Office Desk, TV's & TV Mounts, Kitchen Island Chairs, Dining Table and Chairs, All Media Room Furniture, Outdoor Kitchen Smoker, Outdoor Kitchen Grill, Fire Table, Pool Table, Foosball Table

OPEN HOUSE SUNDAY 12PM-4PM! Discover an architectural masterpiece of Calgary luxury real estate. This custom modern contemporary estate, built by Riverview Custom Homes, commands an elite elevated ridge position among the finest Aspen Woods homes for sale. Showcasing spectacular, unobstructed panoramic Rocky Mountain views, this luxury home blends monumental scale with refined modern warmth. The estate is instantly defined by soaring two-story ceilings, rich exposed timber beams, wide-plank walnut flooring, and a dramatic multi-sided fireplace with geometric gold accents serving as a stunning focal point. Floor-to-ceiling glass walls flood the open-concept main level with natural light, establishing a seamless indoor-outdoor connection to the multi-level heated terraces. The chef's kitchen is a triumph of custom design, anchoring the space with a massive waterfall quartz island, custom walnut and minimalist white cabinetry, full-height slab porcelain backsplash, and elite integrated appliances by Wolf and Miele. A formal dining room features architectural wood-slat ceiling tray details, while a fully equipped high-capacity secondary spice kitchen provides ultimate functionality for discreet hosting. Serving as a structural art piece, a magnificent open-riser timber staircase is illuminated by a custom multi-tier pendant light drop. Tailored for an executive remote working lifestyle, the thoughtful layout incorporates two private home offices—one on the main building level and a second on the lower walkout tier. The upper-level gallery catwalk overlooks the living space below, leading to a sanctuary primary suite complete with its own private fireplace, an expansive 147 sq ft walk-in closet dressing room, and a spa-inspired 5-piece ensuite with a freestanding soaking tub. Three additional oversized secondary bedrooms populate the

top floor, offering exceptional multi-generational flexibility with private ensuite access and dedicated walk-in closets. The fully developed walkout basement stands as a premium entertainment hub, anchored by sleek polished concrete floors, a massive recreation room, game zone, and a secondary fireplace lounge. Fitness enthusiasts will love the professional home gym enclosed by a full glass wall, while movie nights are elevated in the sound-insulated custom home theater featuring tiered cinema seating and an integrated concrete cocktail bar. Outside, the professionally landscaped yard features an advanced heated driveway and walkway system to completely eliminate winter maintenance. Car collectors will appreciate the rare quad-garage setup, comprised of two completely separate, climate-controlled attached garages offering over 1,400 sq ft of total secure parking. Positioned minutes from Calgary's top private schools and luxury shopping at Aspen Landing, this estate represents the pinnacle of premium Calgary living.