



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2318903



\$2,650,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,122 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, High Ceilings, Steam Room, Vaulted Ceiling(s)		

Inclusions: None

EXCEPTIONAL ASPEN ESTATES RESIDENCE with over \$600,000 in extensive renovations completed in July 2020, offering over 5,400 sq. ft. of luxurious living space, breathtaking mountain and downtown views, and an unparalleled level of craftsmanship throughout. The spectacular chef-inspired kitchen was completely transformed with custom-built islands, premium appliances including dual convection wall ovens (one with steam), a warming drawer, wine fridge, full-size side-by-side fridge/freezer combination, swing-out pantry organizer, hidden dining room access to the butler's pantry, granite countertops, and designer backsplash. Throughout the home, you'll find new engineered hardwood flooring, ceramic tile, carpet, granite countertops, LED lighting, custom millwork, glass railings, and integrated wiring for whole-home entertainment and audio systems, with speakers throughout the interior and outdoor living spaces. The reimagined primary retreat offers a luxurious spa-inspired ensuite featuring heated floors, steam shower, custom millwork, designer tile work, motion-sensor vanity lighting, and a beautifully appointed dressing room. Each of the home's four spacious upper bedrooms plus third-floor loft bedroom enjoys its own private ensuite and walk-in closet with custom organizers. Additional upgrades include a custom entertainment centre in the bonus room, built-in library shelving, a fully renovated laundry room with steam dryer, granite counters, custom storage solutions, and motion-sensor lighting. The walkout lower level is designed for entertaining with in-floor heating, a fireplace feature wall, wet bar with double dishwashers, refrigerator and microwave, wine cellar, hidden cantina, and direct access to the private backyard and patio. Mechanical upgrades include dual furnaces, dual air conditioners (second unit added in 2022), dual hot water tanks

(2022 & 2024), water softener, humidifiers, and extensive smart-home infrastructure. Outdoor living is equally impressive with a heated four-car garage complete with workbench and sink, four separate patio areas including a stamped concrete upper deck completed in 2023, gas lines for BBQ and future overhead patio heaters, low-voltage landscape lighting, a custom-built storage shed, mature trees, and no rear neighbours, creating exceptional privacy and a peaceful setting. Ideally located within walking distance to the West LRT Station, Aspen Landing Shopping Centre, and the renowned Westside Recreation Centre, residents enjoy convenient access to some of Calgary's top schools, including nearby private and public options such as Webber Academy, Calgary Academy, Rundle College, and Ernest Manning High School. The community also benefits from a proposed middle school on Aspen Summit Drive, a new Catholic high school currently under construction and expected to open in 2028, a future YMCA at Broadcast Avenue and 80 Street SW, all surrounded by pathways, parks, and green space. Some images have been digitally/ai staged/changed.