



GRASSROOTS
REALTY GROUP

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127 Aspen Green
Rural Rocky View County, Alberta

MLS # A2328694



\$2,400,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	7,537 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	1.10 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Front		

Heating:	Boiler, In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Second Dishwasher, additional washer & dryer in basement, TV wall mount and TV in basement, hot tub		

Set on one of Elbow Valley's rare full acre estate properties, this extraordinary residence offers a level of privacy and recreation seldom found so close to the city. Surrounded by mature trees on a secluded west facing pie lot, the property unfolds like a private park, where beautifully composed gardens, mountain views, and spectacular sunsets create an everyday escape just minutes west of Calgary. Designed for both grand entertaining and quiet retreat, the landscape is every bit as compelling as the home itself. Pathways wind through extensive perennial gardens, rock landscaping, a tranquil pond with fountain, and a stone fire pit terrace. A pergola covered dining area and hot tub invite summer gatherings, while a 15 zone irrigation system maintains the estate with ease. Permanent Gemstone lighting on the front and back of the home adds year round ambiance and effortless seasonal display. At the heart of the property is an exceptional 2,000 square foot heated indoor pool pavilion. Vaulted ceilings and walls of glass overlook the surrounding gardens, evoking a private resort within a family home. Complete with its own change room and full bathroom, the pavilion makes year-round swimming, entertaining, and wellness part of everyday living. Recent mechanical updates, including a new pool pump and new boiler, ensure the major systems are ready for the next chapter. Inside, the home balances impressive scale with timeless craftsmanship. A dramatic 19 foot foyer and sweeping staircase introduce an expansive, beautifully proportioned interior. Ten foot ceilings, hydronic in-floor heating, and rich Alder millwork establish warmth throughout the main level, while a chef's kitchen with premium appliances and breakfast nook connects seamlessly to the living room through a two way fireplace. A richly detailed library with custom Alder built-ins and a rolling ladder

provides a quiet place to work or read. A new furnace serves the main home. The primary suite occupies its own private wing, offering a sitting room with a three way fireplace, a spa inspired ensuite with a jetted Hydra Therapy tub and oversized tiled shower, and a custom walk-in dressing room. Two additional bedrooms upstairs each enjoy walk-in closets, full ensuites, and built-in workstations. The fully-developed lower level continues the home's standard with a stone wine room, theatre and family room with a bar, an open recreation room, fitness room, two flex rooms or bedrooms, and a full bathroom. An attached, oversized, and heated triple garage completes the home. The home now presents an outstanding opportunity: with the structure, mechanics, and setting firmly in place, buyers can add their own aesthetic vision and cosmetic updates over time, building equity in a property with scale and grounds that would be difficult and costly to replicate today. Golf, shopping, schools, Westside Recreation Centre, and Stoney Trail are all just minutes away, while downtown Calgary remains an easy commute.