



GRASSROOTS
REALTY GROUP

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25 Aspenshire Close SW
Calgary, Alberta

MLS # A2329280



\$2,395,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,302 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached, Tandem		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Pie Shaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Second A/C Unit, Home Theater, Media center & smart system components, TV wall mounts, built in coffee maker, gas heater, indoor & outdoor water features AS IS.

Set on a sprawling west-facing lot backing a ravine and tucked at the end of a quiet cul-de-sac, this grand estate was designed for families who love to entertain in style. This exceptional residence offers rare privacy and the tranquil beauty of the natural green belt, all only steps from Calgary's top private schools including Rundle College, Webber Academy, and Calgary Academy. From the moment you arrive, the home makes an impression. An arched wood front door opens to an impressive foyer with a sparkling crystal chandelier and dramatic curved staircase setting the tone for the refined design within. The formal dining room, framed with panelled walls and a bay window, is ideal for hosting elegant dinner parties. A quiet den with a fireplace, wood panelled walls and surrounded by bookcases offers a warm retreat for reading, working or unwinding. The music room is a graceful setting for a grand piano or an intimate sitting room for conversation. The heart of the home is the expansive open-concept living room, kitchen, and dining nook, an area designed for everyday comfort or entertaining. A sleek linear gas fireplace makes a statement in the living room, while views of the parkland and mature trees create a peaceful backdrop. The kitchen is a chef's dream, featuring ceiling height cabinetry, Subzero and Wolf appliances, a Miele coffee maker, apron front sink, and wine fridge. An adjoining caterer's kitchen is fully equipped with a gas range, fridge, dishwasher, and sink making hosting effortless and messy cooking projects out of sight. Step outside to the spacious deck with an outdoor fireplace to enjoy sunsets over the tiered, lushly landscaped yard. Upstairs, you will find a family room with built-ins, and three bedrooms for the kids, each with their own walk-in closet and one with its own ensuite bathroom. The primary bedroom

is a private retreat with its own fireplace, a sitting area and coffee bar, a balcony with mountain views, a dream worthy dressing room, and an ensuite designed for luxury and relaxation, with an oversized steam shower and multiple shower heads. Head downstairs, to the walkout basement which expands the living space with a large recreation area, full wet bar, wine room, and tiered theatre room. Two additional bedrooms, including one designed as a gym, complete this level. With in-floor heat, air conditioning, and a four car garage, every detail of comfort has been considered. Sitting on an oversized, lot with extensive landscaping, mature aspens, tiered gardens and multiple patios, this property offers the rare combination of space, privacy, and elegance. A home that effortlessly adapts to both the rhythms of daily life and the art of entertaining.