



GRASSROOTS
REALTY GROUP

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132 Aspenshire Drive SW
Calgary, Alberta

MLS # A2340796



\$1,750,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,114 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Enviro		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar		
Inclusions:	n/a		

Experience elevated living in this exceptional Aspen Woods residence, offering nearly 4,580 sq.ft. of beautifully developed living space from a Ridge-top position with captivating mountain and sunset views, the beauty of the surrounding natural landscape creating an extraordinary backdrop to everyday life. From the moment you enter, a beautiful Spiral staircase creates an unforgettable first impression, with graceful arched details carried throughout the home introducing a sense of elegance, scale, and sophistication. The main level is filled with natural light, with expansive windows framing the elevated surroundings and creating a seamless connection between the interior and the views beyond. A private Den and functional mud room add practical versatility to this level. A spacious formal dining area, crowned by an elegant tray ceiling, offers a refined setting for hosting, while the thoughtfully designed kitchen, featuring a 10-foot Island, flows effortlessly into the living and family areas, an inviting setting for both leisurely evenings and sophisticated entertaining, with a warm gas fireplace anchoring the family room. A separate butler's pantry provides additional prep and storage space just off the kitchen. Upstairs, the primary retreat offers a true private sanctuary, showcasing a vaulted ceiling, a Spa-inspired Ensuite with a Skylight and in-floor heating, and a generous walk-in closet. Two additional bedrooms, each with its own Ensuite and Walk-in closet, along with a versatile bonus room, complete the upper level, while select spaces capture picturesque Mountain and Sunset vistas. The Fully Developed Walkout level provides an impressive extension of the home's living and entertaining space, including an additional bedroom and full bathroom, with direct access to the outdoors and the opportunity to fully appreciate the property's elevated Ridge

setting. An oversized Double Attached garage adds exceptional functionality and convenience. Perfectly positioned in prestigious Aspen Woods, this distinguished residence is just minutes from Webber Academy, Calgary Academy, Rundle Academy, and Aspen Landing, along with scenic parks, pathways, upscale shopping, and dining. With convenient access to downtown Calgary and major routes leading west to the Rocky Mountains, this is a Rare Opportunity to enjoy luxury, privacy, space, and spectacular surroundings in one of Calgary's most sought-after communities. From breathtaking views to thoughtful design and luxurious living, this home truly has it all!