



GRASSROOTS
REALTY GROUP

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130 Aspen Ridge Place SW
Calgary, Alberta

MLS # A2341453



\$2,450,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,699 sq.ft.	Age:	2011 (15 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Back Lane, No Neighbours B		

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

Features: Bar, Beamed Ceilings, Bookcases, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Pool Table and Accessories, TVs & Wall Mounts, Basement Hutch, Bookshelves in TV Area, Projector, Screen, Audio Equipment in Basement.

Welcome to your dream home in the very highly desire Aspen Ridge Estates! Step into over 3,600 square feet of meticulously crafted luxury by builder Amberwood Developments, where exceptional craftsmanship transforms everyday routines into extraordinary moments. Picture your mornings starting in the sunlit gourmet kitchen, brewing espresso at the oversized island while the family gathers to plan the day ahead. Sunlight pours through the open-concept great room, drawing you toward a spacious living area anchored by a striking custom fireplace. Just around the corner, a glowing two-sided fireplace seamlessly separates a sophisticated formal dining room from a quiet, private office, giving you an inspiring space to work from home without sacrificing elegance. From the custom mudroom to the thoughtful floor plan, every square foot balances refined design with effortless functionality. When the day winds down, head upstairs on your newly laid, high end carpet to your primary sanctuary. Imagine pouring a nightcap and stepping out onto your private balcony, or curling up beside the bedroom fireplace before easing into a spa-like evening in the five-piece ensuite. With a massive custom walk-in closet and three additional spacious bedrooms—each boasting its own private ensuite or Jack and Jill 5 pc washroom—everyone in the home enjoys their own personal haven. The lower walk-out level is where unforgettable weekends come to life. Radiant in-floor heat warms your steps as you head to the your own home theatre for movie night magic or mix drinks at the custom wet bar while shooting some pool. Whether hosting friends in the generous family room, squeezing in a workout in the dedicated gym space, or accommodating long-term guests in the private fifth bedroom, this level adapts effortlessly to your lifestyle. Even winter

mornings feel refined thanks to an attached, in-floor heated triple garage equipped with floor drains to keep your vehicles pristine year-round. This is more than just a home—it is a tailored backdrop for the life you have always envisioned. Do not sleep on this one!