

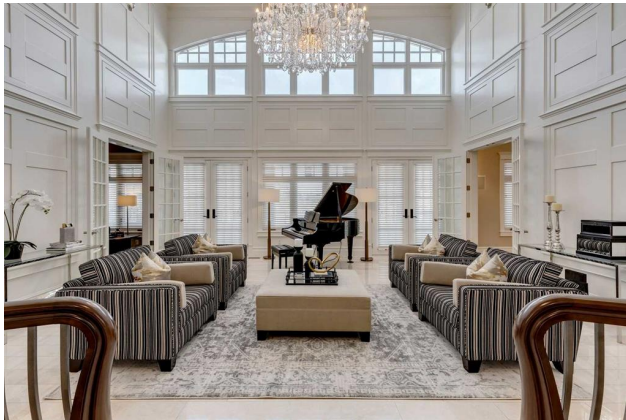


THE
A-TEAM

**RE/MAX
FIRST**

44 ASPEN RIDGE Heights, Calgary T3H 0J8

MLS®#: **A2107630** Area: **Aspen Woods** Listing Date: **02/29/24** List Price: **\$7,900,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **36,285 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **9,578**
 Low Sqft:
 Ttl Sqft: **9,578**

DOM

265
Layout
 Beds: **5 (4 1)**
 Baths: **6.0 (4 4)**
 Style: **2 Storey**

Parking

Ttl Park: **10**
 Garage Sz: **5**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed**
 Park Feat: **Double Garage Attached,Electric Gate,Gated,Heated Garage,Insulated,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **See Remarks**
 Heating: **Fan Coil,In Floor,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **Built-in Barbecue,Courtyard,Fire Pit,Lighting**

Construction: **Concrete,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Range,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bidet,Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Elevator,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Sauna,See Remarks,Smart Home,Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	25`3" x 21`11"
Other	Main	23`2" x 22`11"
Kitchen	Main	19`6" x 10`9"
Game Room	Main	33`0" x 21`0"
Breakfast Nook	Main	12`3" x 10`6"
Office	Main	25`2" x 14`5"

Room	Level	Dimensions
Dining Room	Main	21`0" x 21`0"
Family Room	Main	21`0" x 19`1"
Pantry	Main	14`2" x 7`0"
Wine Cellar	Main	7`0" x 3`1"
Foyer	Main	22`11" x 10`2"
Laundry	Main	11`8" x 9`11"

Mud Room	Main	14`0" x 9`0"
3pc Bathroom	Main	8`10" x 4`11"
Library	Second	14`5" x 3`8"
Other	Second	17`5" x 12`3"
Bedroom	Second	20`3" x 14`0"
Bedroom	Second	26`11" x 16`11"
5pc Ensuite bath	Second	18`3" x 7`1"
2pc Ensuite bath	Second	7`0" x 5`4"
Family Room	Second	14`2" x 12`3"
Exercise Room	Lower	39`10" x 19`8"
2pc Bathroom	Lower	5`2" x 5`0"
Bedroom	Lower	16`7" x 13`9"
Storage	Lower	14`4" x 12`10"
Steam Room	Lower	7`4" x 4`11"

2pc Bathroom	Main	6`7" x 5`1"
Library	Second	19`6" x 11`4"
Bedroom - Primary	Second	21`0" x 16`7"
Loft	Second	21`0" x 17`0"
Bedroom	Second	16`9" x 15`8"
5pc Bathroom	Second	20`7" x 18`7"
4pc Ensuite bath	Second	7`9" x 4`11"
Laundry	Second	6`7" x 5`7"
Media Room	Lower	26`11" x 22`9"
Sauna	Lower	8`3" x 7`3"
2pc Bathroom	Lower	7`0" x 4`11"
Hobby Room	Lower	19`8" x 16`5"
Laundry	Lower	7`11" x 7`1"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-G
Legal Desc:	0716175

Remarks

Pub Rmks: **Opportunity to own the most distinguished estate in coveted Aspen Heights. This exceptional majestic estate blends modern elegance with architectural grandeur, boasting soaring ceilings and sophisticated interior design. Resting on nearly one acre of lush grounds, it stands as the largest and only gated property in Aspen Heights, promising unparalleled exclusivity, security, and privacy. Spanning over 14,000 sq. ft. of luxurious living space, the residence features 5 bedrooms, carriage house, full-sized elevator and heated, oversized double and triple garages - accommodating 5 vehicles with additional gated parking. The stunning foyer, flanked by sweeping cantilevered stairwells, leads into the grand parlour, adorned with extensive wainscotting, floor-to-ceiling windows, and a dazzling Swarovski crystal chandelier. A central hallway with white marble flooring exudes opulence, guiding you to the lavish essentials and grand entertaining spaces of both the west and east wings. This home redefines luxury living, offering a floor plan designed primarily for everyday living, entertaining, and relaxation. Highlights include a 2-storey study, library, fitness room, multiple lounging areas, formal and casual dining rooms, gourmet kitchen with extensive butler's pantry, wine wall, home theatre & lounge, sports lounge & games room with full bar to watch the game and decadent spa facilities including a lounge, dry sauna, steam room, soaker tub and massage room. The primary retreat, occupying the entire upper west wing, resembles a 5-star hotel suite, featuring a dramatic rundle stone fireplace, celebrity-style dressing room, lounge area, decadent ensuite and stunning west mountain views. Upper bedrooms two and three offer spaciousness, walk-in closets, built-in desks, and a luxurious Jack and Jill bathroom, while a media lounge provides a space just for the children. The fourth bedroom, located above the attached garage, is ideal for a nanny or guest, with a separate entrance off the mudroom. The elegant rundle stone facade is complemented by majestic stone and wrought iron fence and gate, accentuated by stunning exterior lighting. Superior construction includes reinforced foundation walls, expansive covered back terrace, hidden eavestroughs, metal and wood clad windows, and a rubber slate tile roof with copper accents. The expansive yard has potential to add a pool or skating rink for the ultimate resort lifestyle. Perfectly situated on Calgary's upscale west side, surrounded by top private schools, shopping, amenities, restaurants and just 20 minutes to downtown, 30 minutes to the airport, easy access to the new ring road and west to the mountains. You have arrived.**

Inclusions:	Contact list agent for complete list of Inclusions.
Property Listed By:	Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123