



THE
A-TEAM

**RE/MAX
FIRST**

40 ASPEN RIDGE Terrace, Calgary T3H 0P1

MLS® #: **A2121242**

Area: **Aspen Woods**

Listing Date: **04/09/24**

List Price: **\$3,880,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **9,074 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **5,042**
Low Sqft:
Ttl Sqft: **5,042**

DOM

40
Layout
Beds: **6 (5 1)**
Baths: **7.5 (6 3)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, Rectangular Lot
Garage Faces Side, RV Access/Parking, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Radiant**
Sewer:
Ext Feat: **Basketball Court, Private Yard**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood, Marble**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Elevator, High Ceilings, Smart Home, Storage, Tray Ceiling(s), Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8' 2" x 5' 0"	Breakfast Nook	Main	13' 6" x 19' 0"
Den	Main	11' 5" x 17' 0"	Dining Room	Main	13' 3" x 22' 3"
Foyer	Main	10' 4" x 11' 5"	Kitchen	Main	14' 0" x 19' 0"
Living Room	Main	21' 6" x 19' 0"	Mud Room	Main	13' 4" x 10' 0"
Spice Kitchen	Main	10' 5" x 13' 0"	3pc Ensuite bath	Upper	8' 0" x 5' 0"
4pc Ensuite bath	Upper	5' 1" x 9' 0"	4pc Ensuite bath	Upper	7' 10" x 5' 3"
6pc Ensuite bath	Upper	13' 4" x 17' 5"	Bedroom	Upper	11' 0" x 14' 0"
Bedroom	Upper	11' 0" x 13' 11"	Bedroom	Upper	11' 0" x 14' 8"

Bedroom	Upper	11`6" x 14`1"	Family Room	Upper	15`6" x 16`3"
Laundry	Upper	7`3" x 10`6"	Bedroom - Primary	Upper	15`1" x 19`11"
1pc Bathroom	Basement	4`11" x 4`11"	2pc Bathroom	Basement	8`5" x 3`10"
3pc Ensuite bath	Basement	4`11" x 8`8"	Bedroom	Basement	12`8" x 14`3"
Game Room	Basement	47`8" x 26`9"	Storage	Basement	4`9" x 9`2"
Media Room	Basement	16`10" x 13`0"	Furnace/Utility Room	Basement	11`9" x 14`11"
3pc Ensuite bath	Second	8`0" x 5`0"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 0815261

Zoning: R-1

Remarks

Pub Rmks: **BACKING ONTO URBAN FOREST | BASKETBALL COURT | ELEVATOR | SAUNA | ALL BEDROOMS HAVE ENSUITE BATHS | BUILT IN 2020 |** Extremely luxurious with upscale amenities that goes beyond the ordinary in this truly opulent home in Aspen Estates. Thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light. Extensive 7,100+ sq footage, soaring wall of windows 2 storeys high, designer lighting and fixtures, elevator available for all 3 floors, beautiful wide plank hardwood and marble flooring in main living areas, in-floor heating (including garage), central air conditioning, every room crafted with stunning details to create a captivating living experience. Combining functionality and aesthetics, state of the art kitchen equipped with high-end appliances, sleek countertops, custom cabinetry, butler's pantry/kitchen, and wine room, is designed to cater to the needs of even the most discerning chef. The property boasts six spacious bedrooms, each with its own ensuite bathroom. These private retreats offer comfort and luxury, providing a peaceful space to unwind and rejuvenate. Multiple spaces for relaxing and entertaining with friends and family on every level. Walkout basement houses a massive recreation room, home theatre and bar, 3 bathrooms, and the 6th bedroom. The property is characterized by its stunning architecture and private backyard featuring a basketball court yard, huge deck, towering trees providing a quiet serenity, and opportunity to immerse yourself in nature. Surrounded by walking paths yet a short distance to major traffic routes offering a quick commute to many amenities and trendy Calgary destinations, this location has it all! Home to Calgary's most prestigious schools such as Webber Academy, Rundle College, Ambrose University, Dr Roberta Bondar Elementary, and Ernest Manning High School. Embodying a lifestyle that merges elegance with comfort, and attention to detail creating a home where you and your family can truly live your best life.

Inclusions: None
Property Listed By: eXp Realty

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













