



THE
A-TEAM

**RE/MAX
FIRST**

41 ASPEN RIDGE Terrace, Calgary T3H 0M1

MLS® #: **A2126279** Area: **Aspen Woods** Listing Date: **04/26/24** List Price: **\$2,550,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2017**
Lot Information
Lot Sz Ar: **7,965 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,087**
Low Sqft:
Ttl Sqft: **4,087**

DOM

24
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat:
Park Feat:

Rectangular Lot
Heated Garage, Triple Garage Attached, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener**

Int Feat: **Built-in Features, High Ceilings, Kitchen Island, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`4" x 8`6"
Dining Room	Main	20`8" x 22`1"
Kitchen	Main	16`10" x 13`2"
Mud Room	Main	16`10" x 7`6"
Storage	Main	9`1" x 8`6"
3pc Ensuite bath	Upper	9`5" x 4`11"

Room	Level	Dimensions
Breakfast Nook	Main	16`10" x 11`10"
Foyer	Main	9`10" x 8`3"
Living Room	Main	22`3" x 17`4"
Office	Main	10`6" x 15`0"
3pc Ensuite bath	Upper	10`9" x 8`5"
5pc Ensuite bath	Upper	13`0" x 22`4"

Bedroom
Bedroom
Laundry
Bedroom
Storage
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement
Basement

15`0" x 12`5"
12`0" x 13`0"
6`1" x 9`0"
12`9" x 16`9"
9`5" x 9`9"
10`9" x 13`8"

Bedroom
Bedroom - Primary
3pc Bathroom
Game Room
Media Room

Upper
Upper
Basement
Basement
Basement

15`11" x 19`10"
18`3" x 15`0"
8`6" x 10`4"
36`6" x 20`6"
16`11" x 18`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0815261**

Zoning:
R-1

Remarks

Pub Rmks: This impressive home spans 4087 sq ft with an additional 1860 sq ft in the fully developed basement, equipped with modern conveniences and luxurious amenities. Enjoy in-floor heating in the basement, garage, and primary ensuite, complemented by LED light fixtures, a water softener system, and a water filter system, creating an unparalleled living experience. A sophisticated and welcoming atmosphere begin at the foyer, soaring high ceilings, open riser staircase with glass railings, hardwood flooring throughout main level for a sense of uniformity. Huge formal dining room, living room, main level office, 3 exits to separate decks in the backyard. Your fantastic designer Pedini Italian kitchen stands as a monument to culinary excellence, adorned with a sleek black and white design, custom cabinetry, curved centerpiece island, induction cook-top and sub-zero fridge. Four bedrooms upstairs, each with an ensuite bath. Your primary bedroom is a sanctuary of opulence and comfort, enveloped in an ambiance of refined elegance. The focal point is the the ensuite bathroom, a masterpiece of luxury and indulgence, and a spacious walk-in closet, offering ample room for even the most extensive wardrobe collection. The lower level was built for entertainment and relaxation, with heated floors, 5th bedroom and ensuite bath, a theater room, and a recreation area. The triple heated garage with workshop area is a dream for anyone who loves to tinker or needs extra space for vehicles and storage. The home is Tech/Smart Enabled with wiring for surveillance camera, Wi-Fi relay and in ceiling speakers. South facing backyard works wonders for your garden and landscaping. Additionally, you are in close proximity to amenities like Calgary's top schools such as Webber Academy, Rundle College, Ambrose University, Dr Roberta Bondar Elementary, Ernest Manning High School, and surrounded by walking paths, and many shopping and dining options. Don't miss your chance to make it yours - schedule a showing today!

Inclusions:
Property Listed By: 2 washers and 2 dryers total, 1 bar fridges total, 1 dishwashers total,
eXp Realty

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













