



THE
A-TEAM

**RE/MAX
FIRST**

227 ASPEN RIDGE Place, Calgary T3H 0J6

MLS® #: **A2144898** Area: **Aspen Woods** Listing Date: **06/27/24** List Price: **\$2,599,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **9,375 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,058**
 Low Sqft:
 Ttl Sqft: **4,058**

DOM

7
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Rectangular Lot**
 Park Feat: **Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Dishwasher,ENERGY STAR Qualified Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Humidifier,Refrigerator,Trash Compactor,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Steam Room,Tray Ceiling(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 7`9"	Breakfast Nook	Main	11`0" x 6`2"
Dining Room	Main	20`6" x 11`9"	Kitchen	Main	20`11" x 15`4"
Laundry	Main	8`2" x 9`8"	Living Room	Main	21`2" x 16`0"
Mud Room	Main	14`10" x 9`6"	Office	Main	13`1" x 10`8"

Pantry	Main	6`0" x 12`6"	4pc Bathroom	Upper	9`8" x 4`11"
5pc Bathroom	Upper	10`11" x 6`0"	5pc Ensuite bath	Upper	18`4" x 10`8"
Bedroom	Upper	15`0" x 14`6"	Bedroom	Upper	16`7" x 14`6"
Bedroom	Upper	21`0" x 19`8"	Bedroom - Primary	Upper	19`5" x 17`2"
4pc Bathroom	Basement	5`11" x 9`7"	Other	Basement	10`4" x 6`7"
Bedroom	Basement	16`11" x 10`0"	Bedroom	Basement	14`11" x 14`11"
Family Room	Basement	41`0" x 21`7"	Game Room	Basement	13`8" x 22`8"
Furnace/Utility Room	Basement	12`9" x 11`9"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0714657**

Zoning: **R-1**

Remarks

Pub Rmks: **This Aspen Estates home is truly impressive with an extensive list of features and luxurious design elements spanning 5800 square feet of living space on three levels. The interior design boasts custom crafted windows, tigerwood cherry and marble floors, classic granite countertops, solid hardwood doors and inlaid Danzinger frosted glass. An elegant front entry with a unique oak and beveled glass front door opens to a 20 ft vaulted ceiling and leads to a beautiful formal dining room and living room. The spacious chef's kitchen features solid cherry cabinetry, a gas cooktop, a wine bar and fridge, and stainless steel appliances, including a double convection oven and two dishwashers. A butler's pantry off the kitchen allows for additional space for food and beverage preparation. A generous office with high ceilings and exceptional natural light makes working from home a pleasant experience. This home features three spacious bedrooms on the upper floor, each with walk-in closets and attached full baths. The master suite includes its own covered balcony with spectacular mountain views, a fireplace, walk-in closet, and a lovely ensuite featuring a jacuzzi tub, two vanities and a frameless glass shower. A generous bonus room with its own bathroom, walk in closet and plenty of natural light can serve as an extra bedroom, media or music room, or quiet haven. The lower level walkout includes two bedrooms, a full bathroom, spacious theatre room, games room and a full bar all opening onto a beautifully landscaped cedar fenced yard. The walk-out level also features a magnificent room full of natural light with French doors opening to the backyard. This space is ideal for an exercise, dance or yoga room, art studio, music sanctuary or interior greenhouse. For your family's comfort and ease of mind, this home also includes a sound/security system, central air conditioning, and outdoor sprinkler control. Located in Calgary's prestigious community of Aspen Estates, this east/ west oriented home features plenty of natural light, mountain views, a quiet cul-de-sac, walking paths and a caring community. A five-minute walk or drive away are public, private, and separate schools, Westside Recreation Center, West End LRT and public transport system, and a wide range of quality shops, restaurants, and other amenities. Less than a 10-minute drive away you will find Edworthy Park and Griffith Woods nature parks and trails, ideal for walking, running and biking. Discover rapid and scenic access to the mountains less than 5-minutes west of this beautiful community.**

Inclusions: **None**
 Property Listed By: **eXp Realty**

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











