



THE
A-TEAM

**RE/MAX
FIRST**

40 ASPEN RIDGE Terrace, Calgary T3H 0P1

MLS®#: **A2164483**

Area: **Aspen Woods**

Listing Date: **09/12/24**

List Price: **\$3,695,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **5,042**
Low Sqft:
Ttl Sqft: **5,042**

Lot Information

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

DOM

7
Layout
Beds: **6 (5 1)**
Baths: **7.5 (6 3)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**
Park Feat: **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**

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

Room	Level	Dimensions	Room	Level	Dimensions
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"
Laundry Upper 7`3" x 10`6"
1pc Bathroom Basement 4`11" x 4`11"
3pc Ensuite bath Basement 4`11" x 8`8"
Game Room Basement 47`8" x 26`9"
Media Room Basement 16`10" x 13`0"
3pc Ensuite bath Second 8`0" x 5`0"

Family Room
Bedroom - Primary
2pc Bathroom
Bedroom
Storage
Furnace/Utility Room

Upper 15`6" x 16`3"
 Upper 15`1" x 19`11"
 Basement 8`5" x 3`10"
 Basement 12`8" x 14`3"
 Basement 4`9" x 9`2"
 Basement 11`9" x 14`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1
 Legal Desc: **0815261**

Remarks

Pub Rmks: ***** OPEN HOUSE SUNDAY, Sept 22, 2-3 pm *** BACKING ONTO URBAN FOREST | BASKETBALL COURT | ELEVATOR | HEATED DRIVEWAY | 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













