



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**227 ASPEN RIDGE Place, Calgary T3H 0J6**

MLS® #: **A2164486**      Area: **Aspen Woods**      Listing Date: **09/12/24**      List Price: **\$2,499,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **4,058**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **9,375 sqft**      Ttl Sqft: **4,058**  
 Lot Shape:

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

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

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**











