



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 ASPEN RIDGE Manor, Calgary T3H 0T4**

MLS®#: **A2171882**      Area: **Aspen Woods**      Listing Date: **10/09/24**      List Price: **\$2,349,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **8,912 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **4,279**  
 Low Sqft:  
 Ttl Sqft: **4,279**

DOM

**8**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level**  
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized,Quad or More Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 15`1"</b>
<b>Other</b>	<b>Main</b>	<b>6`6" x 4`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 17`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`1" x 15`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 20`11"</b>
<b>Office</b>	<b>Main</b>	<b>12`0" x 17`9"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 16`4"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`5"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>9`7" x 14`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`0" x 18`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>12`5" x 10`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`0" x 10`8"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`5" x 6`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`1" x 19`11"</b>

**Bedroom** Upper 15`0" x 22`0"  
**Bedroom** Upper 13`6" x 15`4"  
**Walk-In Closet** Upper 14`0" x 7`1"  
**3pc Ensuite bath** Basement 8`0" x 7`2"  
**Bedroom** Basement 12`3" x 14`6"  
**Game Room** Basement 36`0" x 21`0"  
**Furnace/Utility Room** Basement 28`5" x 16`5"

**Bedroom** Upper 13`3" x 14`6"  
**Bonus Room** Upper 17`5" x 20`9"  
**3pc Bathroom** Basement 10`0" x 9`1"  
**Other** Basement 8`11" x 9`11"  
**Bedroom** Basement 14`5" x 16`7"  
**Storage** Basement 6`7" x 4`9"  
**Bedroom - Primary** Upper 23`0" x 18`5"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **1113009**

Remarks

Pub Rmks: **\*\*\*Watch the Video and 3D Virtual Tour\*\*\*. Welcome to this meticulously crafted home, where luxury meets functionality. Spanning 6,400 sq. ft. of luxurious living space, this walkout property sits on an 8912 Sq. Ft. lot with western exposure and no rear neighbors. The oversized, heated four-car garage adds to its impressive appeal. Situated in the highly coveted Aspen Woods neighbourhood of SW Calgary and just moments from top private schools like Rundle and Webber, this residence combines elegance, comfort, and convenience. The professionally landscaped front yard sets the tone for the exceptional living experience that awaits inside. Upon entering, you're greeted by a spacious main floor featuring a versatile office, perfect for remote work or study, and a formal dining room ideal for hosting memorable dinners and special occasions; the living offers soaring 19' ceilings (open to above). At the heart of the home lies the gourmet kitchen, equipped with high-end Jenn-Air stainless steel appliances, perfect for both the avid chef and everyday family meals. Whether preparing a quick breakfast or an elaborate feast, this kitchen is designed to impress. Flooded with natural light from large windows that offer stunning views of the west-facing backyard, the open-concept design seamlessly connects the kitchen, dining, and living areas, creating an inviting atmosphere perfect for daily life and entertaining guests. Upstairs, the home offers four generously sized bedrooms, including a luxurious master suite featuring a spa-like five-piece ensuite. Two of the additional three bedrooms include their own ensuite bathrooms, ensuring privacy and comfort. A bonus room offers extra space for relaxation or recreation. With a total of 5.5 bathrooms, the home is designed to meet the needs of a busy family. The fully finished walkout basement provides even more versatility, with two additional bedrooms and two full bathrooms—one with an ensuite—making it perfect for guests or extended family. A wet bar adds a fun element for hosting movie nights, game days, or social gatherings. Step outside to the patio and enjoy the beautifully landscaped backyard, an ideal spot for outdoor entertaining or quiet summer evenings. The insulated attached garage provides protection for your vehicles and ample storage space, while the serene west-facing backyard serves as an oasis for outdoor activities, barbecues, or watching sunsets. In summary, this home offers the perfect blend of luxury, practicality, and modern family living. With its proximity to prestigious schools, spacious interiors, and a host of premium features, this is a rare opportunity. Schedule your private viewing today!**  
 Inclusions: **Basement Refrigerator, Basement TV with Speakers, and other equipment**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











