



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**40 ASPEN RIDGE Terrace, Calgary T3H 0P1**

MLS® #: **A2178839**

Area: **Aspen Woods**

Listing Date: **11/13/24**

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**

Lot Information

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

Finished Floor Area

Abv Sqft: **5,042**

Low Sqft:

Ttl Sqft: **5,042**

DOM

**8**

Layout

Beds: **6 (5 1 )**

Baths: **7.5 (6 3)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Rectangular Lot  
Garage Faces Side, Triple Garage Attached**

Utilities and Features

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

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8' 2" x 5' 0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13' 6" x 19' 0"</b>
<b>Den</b>	<b>Main</b>	<b>11' 5" x 17' 0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13' 3" x 22' 3"</b>
<b>Foyer</b>	<b>Main</b>	<b>10' 4" x 11' 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14' 0" x 19' 0"</b>
<b>Living Room</b>	<b>Main</b>	<b>21' 6" x 19' 0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>13' 4" x 10' 0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>10' 5" x 13' 0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8' 0" x 5' 0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5' 1" x 9' 0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7' 10" x 5' 3"</b>
<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>13' 4" x 17' 5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11' 0" x 14' 0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11' 0" x 13' 11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11' 0" x 14' 8"</b>

Bedroom	Upper	11`6" x 14`1"	Family Room	Upper	15`6" x 16`3"
Laundry	Upper	7`3" x 10`6"	Bedroom - Primary	Upper	15`1" x 19`11"
1pc Bathroom	Basement	4`11" x 4`11"	2pc Bathroom	Basement	8`5" x 3`10"
3pc Ensuite bath	Basement	4`11" x 8`8"	Bedroom	Basement	12`8" x 14`3"
Game Room	Basement	47`8" x 26`9"	Storage	Basement	4`9" x 9`2"
Media Room	Basement	16`10" x 13`0"	Furnace/Utility Room	Basement	11`9" x 14`11"
3pc Ensuite bath	Second	8`0" x 5`0"			
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-1				
Legal Desc:	0815261				
			Remarks		
Pub Rmks:	OPEN HOUSE SUNDAY, NOV 17, 2-3PM ** ACT FAST: EXCEPTIONAL VALUE ON THIS PROPERTY! Experience a new level of opulence in this exquisitely designed estate in Aspen Estates, Calgary. Spanning over 7000 sq ft, this luxury home seamlessly integrates modern elegance with unparalleled comfort, setting a new standard in sophisticated living. Every inch of this residence has been thoughtfully crafted to maximize light, air, and space, resulting in an inviting atmosphere filled with natural warmth and brightness. Upon entry, you’re greeted by a soaring wall of two-storey windows and high-end designer lighting, enhancing the sense of grandeur. Wide plank engineered hardwood and designer tile flow through the main and upper living areas, complemented by in-floor heating in the garage, driveway, and basement. An elevator services all three floors, providing ease of access across the home, while central air conditioning on the upper level ensures year-round comfort. The state-of-the-art kitchen is a chef’s dream, featuring sleek countertops, custom cabinetry, a spice kitchen, a butler’s pantry, a wine rack, and top-tier appliances, combining functionality with impeccable style. This culinary haven is perfectly suited for hosting and everyday use, catering to even the most discerning tastes. Six spacious bedrooms, each with a luxurious ensuite, provide private sanctuaries that exude comfort and elegance, offering everyone a personal retreat to relax and rejuvenate. Designed for relaxation and entertainment, the home includes multiple gathering spaces across all levels. The expansive walkout basement is a hub for recreation, complete with a home theatre, full bar, additional bathrooms, and a generous sixth bedroom. Outside, the private backyard is an oasis of tranquility, featuring a sprawling deck, a basketball court, and backing onto mature trees for added privacy, inviting you to enjoy nature from your own retreat. Nestled near scenic walking paths, yet conveniently close to major routes, this location provides a quick commute to Calgary’s finest amenities and vibrant destinations. Renowned educational institutions, including Webber Academy, Rundle College, Ambrose University, Calgary Academy, Dr. Roberta Bondar Elementary, and Ernest Manning High School, are all within reach, adding to the prestige of this prime address. This Aspen Estates residence epitomizes luxury living, blending elegance, comfort, and exceptional attention to detail—an exquisite space for you and your family to live life to its fullest.				
Inclusions:	None				
Property Listed By:	eXp Realty				
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					

















