

\$2,195,000 - 105 Aspen Ridge Place Sw, Calgary

MLS® #A2099751

\$2,195,000

6 Bedroom, 5.00 Bathroom, 4,107 sqft

Residential on 0.20 Acres

Aspen Woods, Calgary, Alberta

No need to start the car! the kids can walk to Rundle College, only one block away! Original one-owner home, custom built in the pinnacle of Aspen Woods, in prestigious Aspen Heights. Renovated in 2018 to unveil a modern, open concept main floor design that beckons you into over 6,000 square feet of meticulously finished living space. If you enjoy having a houseful of friends and family, this property is for you. Upon stepping inside, you are greeted by an elegant sitting/conversation room, which can easily be used as a formal dining room, depending on your needs. The living room features a fireplace and doors that open up to the West facing sunroom, extending outdoor living for 3 season enjoyment and offering views of the Rockies. The open concept eating area has a server's bar, making entertaining a crowd easy. In the chef's dream kitchen you'll find granite counters, herringbone backsplash, and high end appliances including a 6-burner gas cooktop and double wall ovens. The convenient laundry/mudroom with walk in pantry offers plenty of storage and easy access to the triple heated garage. A three story, spiralling staircase highlighted with inset limestone connects all three levels and meets up with a library on the second floor. French doors lead into the primary suite, which contains a double-sided fireplace, sitting area, walk-in closet and serene ensuite. Four additional bedrooms (one with its own ensuite) are generously sized for kids of all ages. A



custom wine cellar with iron doors greets you as you enter the lower heated walk-out level. Work quietly from the home office which features multiple built-in desks and double-sided fireplace. The huge media room and games area provide tons of hang out space for everyone or to host Stanley cup parties. The wet bar is fully equipped with a full-sized Miele fridge, wall oven, microwave, dishwasher and a second wine fridge. Rest assured about any noise concerns - sound baffling has been installed in the ceiling to block the transmission of noise upstairs. Nestled down the hall are the fitness room, and a private 6th bedroom and bathroom clad in Italian marble for your visiting guests. Additional features include a brand new energy efficient hot water tank installed in 2024, hand scraped maple hardwood throughout, and a custom large front door with security locks. The yard has been professionally landscaped, is fully enclosed with fencing, faces west, and has an apple and pear tree. Only 12 minutes to downtown, and minutes to Hwy 1 and the mountains via the new Stoney trail corridor. Rundle College, Ernest Manning and the 69th Street LRT station are just steps away, with markets, shops, and restaurants all within walking distance. This home has it all, and is perfect for your large family gatherings. Oh, and did we mention: a Hallmark movie was filmed in this home (2022) and will be released in 2024.

Built in 2011

Essential Information

MLS® #	A2099751
Price	\$2,195,000
Sold Price	\$2,000,000
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	4,107
Acres	0.20
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	105 Aspen Ridge Place Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J6

Amenities

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Lawn, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 5th, 2024
Date Sold	February 26th, 2024
Days on Market	52
Zoning	R-1
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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