

\$3,695,000 - 40 Aspen Ridge Terrace Sw, Calgary

MLS® #A2178839

\$3,695,000

6 Bedroom, 9.00 Bathroom, 5,042 sqft

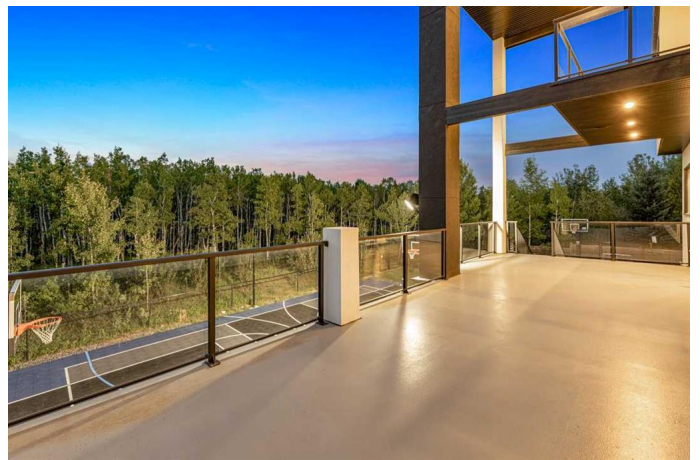
Residential on 0.21 Acres

Aspen Woods, Calgary, Alberta

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, youâ€™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 chefâ€™s dream, featuring sleek countertops, custom cabinetry, a spice kitchen, a butlerâ€™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.

Built in 2020

Essential Information

MLS® #	A2178839
Price	\$3,695,000
Sold Price	\$3,490,000
Bedrooms	6
Bathrooms	9.00
Full Baths	6

Half Baths	3
Square Footage	5,042
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	40 Aspen Ridge Terrace Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0P1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Garage Faces Side

Interior

Interior Features	High Ceilings, Storage, Elevator, Smart Home, Tray Ceiling(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Basketball Court
Lot Description	Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 13th, 2024
Date Sold December 6th, 2024
Days on Market 23
Zoning R-1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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