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41 Aspen Ridge Terrace SW  
Calgary, Alberta

MLS # A2194677



**\$2,550,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Aspen Woods   |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 4,088 sq.ft.  | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Heated Garage, Triple Garage Attached, Workshop in Garage |               |                  |
| <b>Lot Size:</b> | 0.18 Acre   |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot   |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco   | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, High Ceilings, Kitchen Island, No Smoking Home |                   |     |

**Inclusions:** 2 washers and 2 dryers total, 1 bar fridges total, 1 dishwashers total,

**\*\* Last opportunity to purchase this exceptional property—act now before it is leased soon!\*\*** This impressive home spans 4087 sq ft with an additional 1860 sq ft in the fully developed basement, equipped with modern conveniences and luxurious amenities. Enjoy in-floor heating in the basement, garage, and primary ensuite, complemented by LED light fixtures, a water softener system, and a water filter system, creating an unparalleled living experience. A sophisticated and welcoming atmosphere begin at the foyer, soaring high ceilings, open riser staircase with glass railings, hardwood flooring throughout main level for a sense of uniformity. Huge formal dining room, living room, main level office, 3 exits to separate decks in the backyard. Your fantastic designer Pedini Italian kitchen stands as a monument to culinary excellence, adorned with a sleek black and white design, custom cabinetry, curved centerpiece island, induction cook-top and sub-zero fridge. Four bedrooms upstairs, each with an ensuite bath. Your primary bedroom is a sanctuary of opulence and comfort, enveloped in an ambiance of refined elegance. The focal point is the the ensuite bathroom, a masterpiece of luxury and indulgence, and a spacious walk-in closet, offering ample room for even the most extensive wardrobe collection. The lower level was built for entertainment and relaxation, with heated floors, 5th bedroom and ensuite bath, a theater room, and a recreation area. The triple heated garage with workshop area is a dream for anyone who loves to tinker or needs extra space for vehicles and storage. The home is Tech/Smart Enabled with wiring for surveillance camera, Wi-Fi relay and in ceiling speakers. South facing backyard works wonders for your garden and landscaping. Additionally, you are in close proximity to amenities like Calgary's top schools such as Webber

Academy, Rundle College, Ambrose University, Dr Roberta Bondar Elementary, Ernest Manning High School, and surrounded by walking paths, and many shopping and dining options. Don't miss your chance to make it yours - schedule a showing today!