



# 40 Aspen Ridge Terrace Calgary Alberta

\$3,695,000

\*\*\* OPEN HOUSE SUNDAY, Oct 6, 2-3 pm \*\*\* BACKING ONTO URBAN FOREST | BASKETBALL COURT | ELEVATOR | HEATED DRIVEWAY | SAUNA | ALL BEDROOMS HAVE ENSUITE BATHS | BUILT IN 2020 | Extremely luxurious with upscale amenities that goes beyond the ordinary in this truly opulent home in Aspen Estates. Thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light. Extensive 7,100+ sq footage, soaring wall of windows 2 storeys high, designer lighting and fixtures, elevator available for all 3 floors, beautiful wide plank hardwood and marble flooring in main living areas, in-floor heating (including garage), central air conditioning, every room crafted with stunning details to create a captivating living experience. Combining functionality and aesthetics, state of the art kitchen equipped with high-end appliances, sleek countertops, custom cabinetry, butler's pantry/kitchen, and wine room, is designed to cater to the needs of even the most discerning chef. The property boasts six spacious bedrooms, each with its own ensuite bathroom. These private retreats offer comfort and luxury, providing a peaceful space to unwind and rejuvenate. Multiple spaces for relaxing and entertaining with friends and family on every level. Walkout basement houses a massive recreation room, home theatre and bar, 3 bathrooms, and the 6th bedroom. The property is characterized by its stunning architecture and private backyard featuring a basketball court yard, huge deck, towering trees providing a quiet serenity, and opportunity to immerse yourself in nature. Surrounded by walking paths yet a short distance to major traffic routes offering a quick commute to many amenities and trendy Calgary destinations, this location has it all! Home to Calgary's most prestigious schools such as Webber Academy, Rundle College, Ambrose Univers...

3pc Bathroom 8.00 Ft x 5.00 Ft  
 1pc Bathroom 4.92 Ft x 4.92 Ft  
 2pc Bathroom 8.42 Ft x 3.83 Ft  
 3pc Bathroom 4.92 Ft x 8.67 Ft  
 Bedroom 12.67 Ft x 14.25 Ft

Breakfast 13.50 Ft x 19.00 Ft  
 Den 11.42 Ft x 17.00 Ft  
 Dining room 13.25 Ft x 22.25 Ft  
 Foyer 10.33 Ft x 11.42 Ft  
 Kitchen 14.00 Ft x 19.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 47.67 Ft x 26.75 Ft

Storage 4.75 Ft x 9.17 Ft

Media 16.83 Ft x 13.00 Ft

Furnace 11.75 Ft x 14.92 Ft

2pc Bathroom 8.17 Ft x 5.00 Ft

Living room 21.50 Ft x 19.00 Ft

Other 13.33 Ft x 10.00 Ft

Other 10.42 Ft x 13.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft