

**94 Aspen Ridge Way SW  
Calgary, Alberta**

**MLS # A2251273**



**\$1,499,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 2,440 sq.ft.                                                              | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Oversized, T |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Gentle Sloping, Low Maintenance Landscape, No Neighbours Behind, Pie Sh   |               |                   |

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|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s)                                                                                                                                                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Rubber                                                                                                                                                                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                                          | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame, Wood Siding                                                                                                                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Wood                                                                                                                                                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | radon gas mitigation system                                                                                                                                                                   |                   |     |

Incredible price for this rare find custom built walkout bungalow in the prestigious community of Aspen Ridge Estate. The house sits on a large pie shape lot of 9,200+sf. A total of 5 bedrooms, 4 full bathrooms & triple garages. 4,215 sf living space offers the luxury, comfort & functionality to meet the needs of modern family living. . The house is environmental friendly & energy efficient. Radiant in-floor heating on main floor & basement. When you walk into the house, you will be astounded by the vaulted cathedral ceilings & picturesque window bringing in bright natural sunlight. Solid Chesapeake hickory floorings throughout the main floor and tiles in kitchen and bathrooms. The functional kitchen is finished with alder cabinets, granite countertops, double ovens, Jenn-air gas cooktop, new stainless steel fridge, and a massive center island. Formal dining room is spacious. It has a built-in buffet & wine rack & can comfortably fit a 10-persons table. From the kitchen nook there is a door leading to a huge balcony. Great for BBQ & enjoying views of the mountains on sunny days. Primary bedroom quietly tucked away in the southeast corner. It also has a door to the balcony. There is air-conditioning, a 5 pc bathroom & a walk-in closet. Around the corner is the 2nd bedroom & a 3 pc bathroom. A set of stairs going up to the 400 sf air-conditioned loft. It is an ideal location for home office. The enormous lower level boasting over 2000sf. It has a family room, theatre/media/game room, wet bar, 3 generous sized bedrooms, 2 full bathrooms & an utility room with lots of storage space. The walkout open to the covered patio seamlessly connecting indoor & the professionally landscaped yard great for relaxation & entertainment. Interlocking pitched roof system with recycled rubber shingles. Numerous upgrades were done to the house in the last

few years including: 2 new high efficiency boilers, radon gas mitigation monitoring system; water purifying system, professionally landscaped front and backyard; redone garage floorings & new shelving; painting of exterior walls & trims, resurfacing of the exposed aggregate driveway etc. The home is close to some of Calgary's top rated schools like Webber Academy, Rundle Colleges, Earnest Manning High School & Ambrose University. Convenient shopping & dining at the Aspen Landing, and a few other nearby shopping plaza. Westside Recreation Centre is only 5 minutes drive. Accessible to scenic pathways system, major traffic routes & public transit going to downtown or anyway in the city is easy.