

# \$8,750,000 - 44 Aspen Ridge Heights Sw, Calgary

MLS® #A1075059

## \$8,750,000

6 Bedroom, 8.00 Bathroom, 9,578 sqft  
Residential on 1 Acres

Aspen Woods, Calgary, Alberta

Located in prestigious Aspen Heights, Calgary's iconic castle emanates modern sophistication with soaring ceilings and light filled interiors offering architectural grandeur and design. Situated on nearly one acre with expansive landscaped grounds, this magnificent estate is the only completely gated property in Aspen Heights, boasting the utmost in exclusivity, security and privacy. Featuring more than 14,000 sq. ft. in exquisitely appointed living quarters with 6 bedrooms (including nanny/guest room), plus a separate carriage house (+750 sq. ft.), full-sized elevator and two oversized heated garages accommodating 5 vehicles and parking for 10. Absolutely stunning foyer is flanked by sweeping cantilevered stairwells leading into the grand parlour - adorned by extensive wainscotting, floor to ceiling windows, and a gorgeous Swarovski crystal chandelier. Striking central hallway with white marble flooring provides feeling of opulence - leading you to both west and east wings of the estate providing both lavish essentials and grand scale entertaining options. Designed for multi-generational family in today's times, the impressive floor plan offers countless rooms for both work and play. Highlights include two-storey study, library & study spaces, fitness room with built-in barre, multiple lounging areas, casual and formal dining rooms, gourmet-style kitchen with extensive butler's pantry, wine wall & storage (~400 bottles), home theatre & adjacent candy



lounge, sport's lounge & games room with full bar to watch the game, and decadent spa facilities including spa lounge, dry sauna, steam room, 2-person soaker tub and massage room for much needed relaxation. The master retreat encompasses the entire upper west wing and provides the ultimate owner's sanctuary much like a 5-star hotel including dramatic rundle & limestone fireplace, celebrity-style dressing room, master lounge area, decadent ensuite and stunning mountain views to wake up to. Bedrooms two and three are large and feature walk-in closets and built-in desks. They are adjoined by a luxurious Jack n'Jill bathroom and a kid's media lounge. The fourth upper level bedroom is located above the attached garage and is perfect for nanny or guest room with entrance off the mudroom.

The elegant facade is wrapped entirely in rundle stone and bordered by a majestic stone and wrought iron fence and gate, exuding stateliness with it's stunning exterior lighting that illuminates the sky at night. Superior construction includes reinforced foundation walls, massive covered concrete rear deck, fence pillar piling extending below ground, hidden eavestroughs, rubber slate & copper roof, metal & wood clad windows.

Perfectly situated on Calgary's west side, surrounded by top private schools, shopping, amenities and restaurants, 20 minutes to downtown, and easy access west to the mountains. For those who seek the exceptional.

Built in 2010

### **Essential Information**

MLS® #	A1075059
Price	\$8,750,000
Bedrooms	6

Bathrooms	8.00
Full Baths	4
Half Baths	4
Square Footage	9,578
Acres	1.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Aspen Ridge Heights Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J8

### Amenities

Amenities	None
Parking Spaces	10
Parking	Double Garage Attached, Gated, Heated Garage, Insulated, Oversized, Secured, Triple Garage Detached
# of Garages	5

### Interior

Interior Features	Soaking Tub, Walk-In Closet(s), Breakfast Bar, Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Sauna, Smart Home, Steam Room, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Built-In Freezer, Built-In Range, Garburator, Garage Control(s), Microwave, Wine Refrigerator
Heating	Forced Air, Natural Gas, Fan Coil, Fireplace(s), In Floor, Radiant
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes

# of Fireplaces	5
Fireplaces	Den, Dining Room, Gas, Living Room, Master Bedroom, Other, Wood Burning

### **Exterior**

Exterior Features	Built-in Barbecue, Courtyard, Fire Pit, Lighting, Private Entrance
Lot Description	Landscaped, Treed, Corner Lot, Rectangular Lot, Underground Sprinklers, Views
Roof	See Remarks, Rubber
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2021
Days on Market	264
Zoning	R-1s
HOA Fees	525
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Courtesy Of SOTHEBY'S INTERNATIONAL REALTY CANADA
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