

67 Aspen Ridge Square SW Calgary, Alberta

MLS # A2329338



\$2,495,000

Division:	Aspen Woods		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	2,303 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, In Garage Electric Vehicle Charging		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaping		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Skylight(s), Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Built-in Lynx-Sedona BBQ, Hot Tub, 6 x TV's, WhisperKool Wine Wall, EV charger, Security System hardware, Fire table on rooftop patio, Control4 Home automation system.

One of only four exclusive 1.5-storey villas in the coveted Villas of Aspen Heights, this extraordinary custom residence by award-winning Rockwood Custom Homes offers an exceptional blend of timeless elegance, innovative design, and effortless luxury living. Perfectly positioned on a premium west-backing corner lot, this remarkable home enjoys one of the most desirable settings in the community, where the adjacent park becomes a seamless extension of your own beautifully landscaped and private backyard. Offering over 3,700 square feet of meticulously crafted living space, this spectacular and exceptionally upgraded villa has been thoughtfully designed for sophisticated everyday living and entertaining. From the moment you arrive, the home's striking architecture, exceptional curb appeal and refined finishes set the tone for the level of craftsmanship found throughout. The welcoming foyer opens to a light-filled main level featuring soaring ceilings, wide-plank hardwood flooring, designer lighting and a reclaimed Chicago brick feature wall that adds warmth and texture. Just off the foyer, the impressive main floor office offers soaring +13-ft. ceilings, a striking brick fireplace and extensive cabinetry - an inspiring and sophisticated work space. At the heart of the home, the designer kitchen showcases premium appliances, an oversized entertaining island, custom cabinetry, and functional walk-through pantry. Open to the generous dining area, the elegant living room is anchored by a fireplace framed by custom built-ins and a gorgeous tray ceiling. The dramatic wine cellar is a spectacular focal point and true showpiece for the discerning wine enthusiast. The expansive west-facing deck, partially covered for year-round enjoyment, features top of the line built-in BBQ and overlooks the park-like setting beyond. Making this exceptional villa even more distinctive, the

entire upper level is dedicated exclusively to the luxurious primary retreat, creating a private sanctuary unlike any other. The spa-inspired ensuite offers an oversized steam shower, a deep soaker tub, dual vanity with custom cabinetry and a decadent celebrity-style dressing room. The rooftop patio further enhances this exceptional owner's sanctuary. The lower level offers outstanding family/recreation room complete with home theatre, two spacious bedrooms, beautifully appointed bathrooms and a gym. The walk-out level extends out to a expansive terrace complete with a built-in hot tub and impressive double-sided fireplace all amidst the lush landscaping. Additional highlights include Control4 home automation, spacious laundry/mudroom, oversized heated garage with epoxy flooring and room for a lift. Located in one of Calgary's most prestigious west-side communities, this epic villa offer a sophisticated lock-and-leave lifestyle surrounded by parks, pathways, and exceptional amenities. Rare opportunity to experience award-winning craftsmanship, remarkable privacy and unparalleled luxury.