

44 Aspen Ridge Heights SW  
Calgary, Alberta

MLS # A1075059



**\$8,750,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	9,578 sq.ft.	<b>Age:</b>	2010 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 4 half
<b>Garage:</b>	Triple Garage Detached, Insulated, Double Garage Attached, Gated, Heated		
<b>Lot Size:</b>	0.83 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers, Rectangular Lot, Treed, Vie		

<b>Heating:</b>	Fan Coil, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Sauna, Smart Home, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Please contact listing agent for complete list of inclusions.		

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 wainscoting, 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 its 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.