

44 Aspen Ridge Heights SW  
Calgary, Alberta

MLS # A1195078



**\$7,900,000**

<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 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 4 half
<b>Garage:</b>	Double Garage Attached, Gated, Heated Garage, Insulated, Oversized, Secured		
<b>Lot Size:</b>	0.83 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers, Rectangular Lot, Treed, View		

<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>	Contact list agent for complete list of inclusions.		

Exceptional opportunity to acquire the premier estate in prestigious Aspen Heights! This next level 'castle' emanates modern sophistication with soaring ceilings and light filled interiors, boasting architectural grandeur and design. Situated on nearly 1 acre with expansive landscaped grounds, this magnificent estate is the largest and only 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 2 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. Elevate your everyday with an impressive floor plan that offers countless rooms for both work and play. Highlights include 2-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 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 primary 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, lounge area, decadent ensuite and stunning west mountain views to wake up to. Bedrooms two and three are spacious and feature walk-in closets and built-in desks, and are adjoined by a luxurious Jack n'Jill bathroom and a media lounge just for the kids. The fourth upper level bedroom is located above the attached garage and is perfect for nanny or guest room with separate 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. Add a pool or skating rink in the back yard for the ultimate resort lifestyle. Perfectly nestled 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. Nothing compares.