



**DJ Golden**  
**REAL ESTATE**

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

**MLS # A2251273**



**\$1,529,000**

<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		

<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>	Finished, Full, Walk-Out To Grade	<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		

Open House this Saturday, September 6th, 2-4:00pm. 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 flooring used in the living room. 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.