

**44 Aspen Ridge Heights SW**  
**Calgary, Alberta**
**MLS # A2107630**

**\$7,900,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	9,579 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 4 half
<b>Garage:</b>	Double Garage Attached, Electric Gate, Gated, Heated Garage, Insulated, Ov		
<b>Lot Size:</b>	0.83 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Many Trees, Underground Sprinklers, Ya		

<b>Heating:</b>	Fan Coil, In Floor, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	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, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Sauna, See Remarks, Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Contact list agent for complete list of Inclusions.		

Opportunity to own the most distinguished estate in coveted Aspen Heights. This exceptional majestic estate blends modern elegance with architectural grandeur, boasting soaring ceilings and sophisticated interior design. Resting on nearly one acre of lush grounds, it stands as the largest and only gated property in Aspen Heights, promising unparalleled exclusivity, security, and privacy. Spanning over 14,000 sq. ft. of luxurious living space, the residence features 5 bedrooms, carriage house, full-sized elevator and heated, oversized double and triple garages - accommodating 5 vehicles with additional gated parking. The stunning foyer, flanked by sweeping cantilevered stairwells, leads into the grand parlour, adorned with extensive wainscoting, floor-to-ceiling windows, and a dazzling Swarovski crystal chandelier. A central hallway with white marble flooring exudes opulence, guiding you to the lavish essentials and grand entertaining spaces of both the west and east wings. This home redefines luxury living, offering a floor plan designed primarily for everyday living, entertaining, and relaxation. Highlights include a 2-storey study, library, fitness room, multiple lounging areas, formal and casual dining rooms, gourmet kitchen with extensive butler's pantry, wine wall, home theatre & lounge, sports lounge & games room with full bar to watch the game and decadent spa facilities including a lounge, dry sauna, steam room, soaker tub and massage room. The primary retreat, occupying the entire upper west wing, resembles a 5-star hotel suite, featuring a dramatic rundle stone fireplace, celebrity-style dressing room, lounge area, decadent ensuite and stunning west mountain views. Upper bedrooms two and three offer spaciousness, walk-in closets, built-in desks, and a luxurious Jack and Jill bathroom, while a media lounge provides a space just for the

children. The fourth bedroom, located above the attached garage, is ideal for a nanny or guest, with a separate entrance off the mudroom. The elegant rundle stone facade is complemented by majestic stone and wrought iron fence and gate, accentuated by stunning exterior lighting. Superior construction includes reinforced foundation walls, expansive covered back terrace, hidden eavestroughs, metal and wood clad windows, and a rubber slate tile roof with copper accents. The expansive yard has potential to add a pool or skating rink for the ultimate resort lifestyle. Perfectly situated on Calgary's upscale west side, surrounded by top private schools, shopping, amenities, restaurants and just 20 minutes to downtown, 30 minutes to the airport, easy access to the new ring road and west to the mountains. You have arrived.