

**4 Aspen Ridge Bay SW  
Calgary, Alberta**

**MLS # A2259782**

**\$3,998,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Aspen Woods   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 4,598 sq.ft.  | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 6 full / 2 half   |
| <b>Garage:</b>   | 220 Volt Wiring, Garage Door Opener, Garage Faces Front, Garage Faces Side      |               |                   |
| <b>Lot Size:</b> | 0.20 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Boiler, Fan Coil, In Floor                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Marble, Tile  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -   |

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Kitchen: Second refrigerator, refrigerator drawers x2, freezer drawers x2; Butler's Pantry: beverage cooler, coffee maker, freezer drawers x2; Basement Bar: temperature/humidity control unit for wine room, microwave, ice maker, dishwasher; all TVs (11), Pioneer and Monster electronic units in media cabinet, all electronics associated with the home theatre including the projector and screen, security system equipment

Modelled in the same Chateau style as the Banff Springs Hotel and the Chateau Lake Louise, this exceptional home boasts the same quality materials found in these iconic properties. As you tour this masterfully designed home, you will be awestruck by the unparalleled attention to detail and the symmetry and balance in repeating themes. Circular elements can be found on the interior doors, in the inlaid pattern on the driveway, crafted into the custom hood fan and in the decorative tile backsplash. Arched doorways and windows, domed ceilings and barrel vaults are some of the curved elements that soften the straight lines of perfect symmetry throughout the home. Forged steel light fixtures, door handles and railings are softened by rich wood and natural stone. There was truly no detail overlooked when creating this work of art. With over 4,500 square feet of finished living space, five bedrooms, all with ensuite bathrooms and walk-in closets, a walk-out basement, a large bonus room, a spectacular entertaining bar, a media room, two staircases and an oversized triple attached garage, this home is perfect for large families. Impeccably finished with only the highest quality materials, this home features top-of-the-line appliances, carefully curated hardware, hardwood and stone imported from Brazil, exterior copper accents, cobblestone and endless custom millwork crafted on-site. With so many incredible details, this home must be seen to be truly appreciated.