# \$1,525,000 - 9 Aspen Ridge Way Sw, Calgary

MLS® #A2221841

### \$1,525,000

5 Bedroom, 4.00 Bathroom, 2,497 sqft Residential on 0.18 Acres

Aspen Woods, Calgary, Alberta

This estate home in Aspen Ridge blends architectural presence with everyday comfort, offering a calm and refined atmosphere in one of Calgary's most prestigious enclaves. Situated on an 8,000+ sq.ft. lot and just steps from scenic ravines and walking paths, the setting strikes a perfect balance between privacy, sunlight, and a quiet connection to nature.

With over 3,700 sq.ft. of developed living space, the home opens into a graceful interior defined by soaring 18-foot ceilings in the entry and great room. Expansive south-facing windows flood the space with natural light year-roundâ€"an especially valued feature during Calgary's long winters. The well-proportioned layout enhances the sense of light and openness throughout. A gas fireplace and custom built-ins anchor the great room, while the kitchen is both elegant and functional, featuring granite countertops, stainless steel appliances, and a walk-in pantry. A bright breakfast nook and a formal dining area complete the main living space.

A main floor bedroom offers flexibility for guests, aging family members, or use as a dedicated office.

Upstairs, you'll find three well-sized bedrooms, including a serene primary suite with a five-piece ensuite and walk-in closet.

The professionally finished basement expands the living area with a spacious recreation







room, gas fireplace, wet bar, wine cellar, beverage refrigerator, and a fifth bedroom with its own ensuiteâ€"ideal for long-term guests or private use. A dedicated space in the basement also functions well as a second home office, study area, or creative studio, supporting today's flexible lifestyles.

The home sits on a generously sized, south-facing lot with mature trees, dual side entrances, full fencing, and an irrigation system. The breakfast nook opens directly onto the rear deck, creating a seamless indoor-outdoor transition. The backyard offers both privacy and presenceâ€"an inviting setting for summer dining, children's play, or quiet evenings under open skies. Designed for four-season enjoyment, the space remains both peaceful and practical throughout the year.

Recent upgrads including new roof and gutters in 2023, new refrigerator, new full capacity washer and dryer, new paint, etc.

Located near top public and private schoolsâ€"including Rundle College, Webber Academy, Calgary Academy, and the newly approved Aspen Woods Middle Schoolâ€"and within minutes of Aspen Landing, Westside Rec Centre, the 69 Street LRT station, and major commuter routes, this home offers a rare combination of convenience, quality craftsmanship, and quiet sophistication in a well-regarded West Calgary neighbourhood.

Built in 2004

#### **Essential Information**

MLS® # A2221841 Price \$1,525,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,497 Acres 0.18 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 9 Aspen Ridge Way Sw

Subdivision Aspen Woods

City Calgary
County Calgary
Province Alberta
Postal Code T3H5M3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener, Insulated, Oversized,

Aggregate, Front Drive

# of Garages 2

#### Interior

Interior Features Bar, Bookcases, Central Vacuum, Chandelier, Closet Organizers, Crown

Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s),

Garburator, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Window Coverings, ENERGY STAR Qualified Dryer, ENERGY

STAR Qualified Washer

Heating Forced Air
Cooling Central Air

Fireplace Yes
# of Fireplaces 2
Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Lawn, Paved, Street Lighting, Treed,

Underground Sprinklers, Many Trees, Native Plants

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

Zoning R-G HOA Fees 520 HOA Fees Freq. ANN

## **Listing Details**

Listing Office First Place Realty

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