



# Aspen Ridge Place SW

## **PRICE**

\$2,500,000

## **DETAILS**

Size: 5,578 SQ.FT

Bedrooms: 5

Bathrooms: 7

Year Built: 2008











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RE/MAX
HOUSE OF REAL ESTATE

# FORMAL DINING ROOM WITH DOUBLE SIDED FIREPLACE





## KITCHEN WITH CHEF'S APPLIANCES AND WALK-THRU PANTRY











## **EXECUTIVE HOME OFFICE**

This palatial home is an effortless mix of comfort and luxury. Rustic and refined elements such as limestone, bespoke wool carpeting, and masterfully crafted built-ins are are blended seamlessly throughout the 7400 SF of living spaces. An executive office adjacent to the foyer is perfect for working from home. Host celebrations in the formal dining area. Serve casual meals in the kitchen nook. Chefs will appreciate the huge kitchen, it's top-of-the-line appliances, large island and walk-thru pantry. The second floor has three large bedrooms (one with its own ensuite) along with an elegantly appointed owner's suite. Above the garage is a gym that could easily be converted into a nanny's room or large office. The basement is ideal for entertaining, with a family room, games area, theatre room, bar and wine cellar, plus a private guest bedroom and lots of storage. The backyard is beautifully landscaped and includes a hot tub, fire pit, covered patio and upper deck. Located steps from Rundle College, the C-Train station and the shops and restaurants of Aspen Landing.

This spectacular property is unlike anything else in the district.







## EXPANSIVE PRIMARY BEDROOM WITH SITTING AREA





















# FULLY DEVELOPED WALKOUT BASEMENT



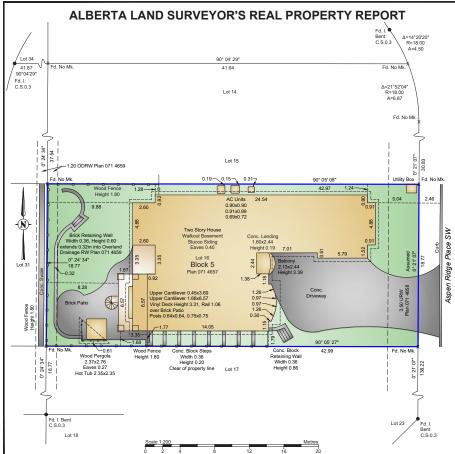












### THIRD ROCK GEOMATICS

PO Box 216, Suite 104 1240 Kensington Road NW Calgary, Alberta T2N 3P7 Phone 587-333-4413

**Description of Property:** Civic Address: 129 Aspen Ridge Place SW, Calgary, Alberta Legal Address: Lot 16, Block 5, Plan 071 4657

Legal Address: Lot 16, Block 5, Plan 071 4657

Certificate of Title: 101 157 366

Owner(s): Kent D Ferguson and Carrie L Giroux
Registered instrument affecting the extent of property:
071 474 613 Utility Right of Way Plan 071 4658
071 474 613 Agreement
071 474 619 Restrictive Covenant
071 474 619 Encumbrance - Aspen Ridge Place Homeowner's Association
101 157 367 Mortgage - Royal Bank of Canada
Date of Title Search: February 24, 2022
Date of Survey: March 7, 2022

I, Mark A. Sutter, Alberta Land Surveyor, hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta

- aniarus and as on the date of this Report, I aim of the Opinion.

  The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, S 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easemen rights-of-way affecting the extent of the title to the Property;
- The improvements are entirely within the boundaries of the Property except: NONE IDENTIFIED 3. No visible encroachments exist on the Property from any improvements situated on an adjoint property except: NONE IDENTIFIED
- 4. No visible encroachments exist on registered easements, rights-of-way or other registered instrume affecting the extent of the Property except the Brick Retaining Wall extends 0.32m into Overla Drainage Right-O-Way Plan 071 4659.

Dated at the City of Calgary, Alberta, March 8, 2022

P306 j 🚺

ROCK

GEOMATICS

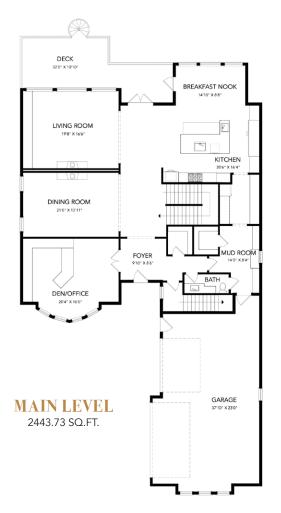
(in blue) and a first Rock (seematics Ltd. permit stamp (in blue).

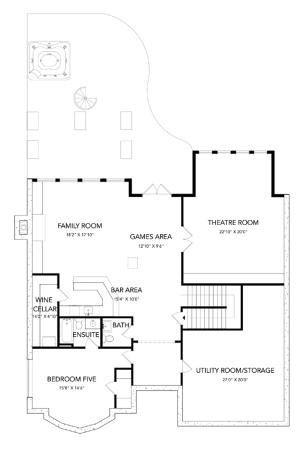
Approace: This Report and attached pain have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of their conveyance, a mortgage application, or a submittal to the municipality for a compliance certification. © copying is permitted only for the benefit of these parties.

The owner is responsible for the review of this Read Property Report and to report any discrepancies consistions. The owner is responsible for the review of this Read Property Report and to report any discrepancies consistions. The owner is responsible for the review of this Read Property Report and to report any discrepancies consistions. Generalists Ltd of any future liabilities or claims. Some improvements may not be shown if they are, in the opinion of the surveyor, considered to be temporary or do not substantiality affect the value of the property in the opinion of the surveyor considered to be temporary or do not substantiality affect the value of the property. Where applicable, registered easements and utility rights of very affecting the actent of the Property have been shown on the plan. Utilizes shown otherwise, property come markers have not been placed during the survey for this increment and the plan of the survey or this property beautified to the risk of misinterpretation or measurement carried by the user. The information shown on this Read Property Reports updated for future requirements are recoveraged to have Read Property Reports updated for future requirements.

File: 22-0063 071 4657;5;16 | Drawing Name: 22-0063.dwg | Plot Date: 2022-03-08 04:21 PM

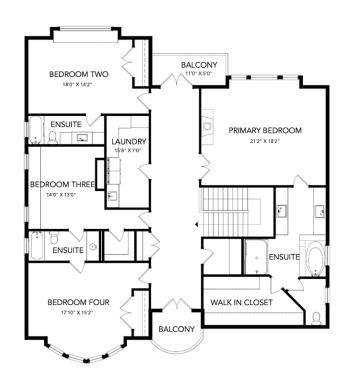
# WALK TO RUNDLE COLLEGE AND C-TRAIN STATION





### **DEVELOPED LOWER LEVEL**

1842.83 SQ.FT.





For comprehensive details and exclusive viewings, contact us:

Sam Corea 403.686.7800 sam@samcorea.com

# WEST BACKYARD WITH MULTIPLE OUTDOOR LIVING AREAS







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