

# \$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

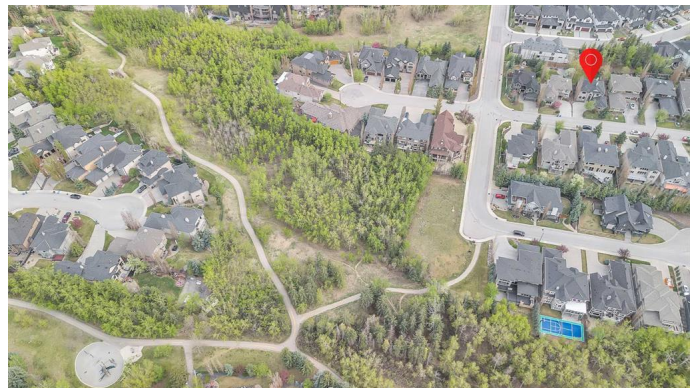
Aspen Woods, Calgary, Alberta

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 with a rare 17.5-meter (approx. 57-foot) frontage that accommodates a spacious 40-foot-wide home this property is truly a rare find, just steps from scenic ravines and walking paths. It offers an ideal blend of privacy, natural light, and peaceful surroundings.

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-round—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 ensuite—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 presence—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 upgrades including new roof and gutters in 2023, new refrigerator, new full capacity washer and dryer, new paint, etc. Located near top public and private schools—including Rundle College, Webber Academy, Calgary Academy, and the newly approved Aspen Woods Middle School—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, Front Drive, Garage Door Opener, Insulated, Oversized, Aggregate
# 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, Many Trees, Paved, Street Lighting, Treed, Underground Sprinklers, Native Plants
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	520
HOA Fees Freq.	ANN

## Listing Details

Listing Office	First Place Realty
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