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**12 Aspen Cliff Close SW  
Calgary, Alberta**

**MLS # A2312253**



**\$1,850,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,175 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaping		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Refrigerator in Basement, Shed		

BACKING ONTO ASPEN FOREST | WALKOUT BASEMENT WITH IN-FLOOR HEAT | TRIPLE HEATED ATTACHED GARAGE | 4 BEDROOMS | 3 1/2 BATHROOMS | OVER 4,200 SQFT OF LIVING SPACE | Welcome to this exceptional 2 storey walkout estate home in the community of Aspen Cliff Estates, offering over 4,200 sqft of beautiful living space with 4 bedrooms and 3.5 bathrooms. Perfectly positioned on a quiet cul-de-sac backing onto a peaceful Aspen forest, this one-owner home offers incredible privacy, breathtaking sunrise views, and direct access to some of Calgary's top-rated schools including Webber Academy just steps away. As you enter the home, you'll be impressed by the spacious foyer, soaring open-to-above design, solid walnut hardwood flooring, granite counters, and custom window coverings throughout. Large rear windows capture panoramic forest views from the living area while filling the home with natural light. The thoughtfully designed main floor features a private office with 8-foot French doors, a large mudroom with built-in cabinetry and dual closets connecting to the heated triple attached garage, and a convenient powder room. The living room is centred around a beautiful gas fireplace and seamlessly connects to the dining area and chef-inspired kitchen, complete with natural wood cabinetry, built-in oven, gas cooktop, large island with breakfast bar seating, and a spacious walkthrough pantry. The dining area opens onto the upper deck where you can enjoy peaceful forest views. Upstairs, the large bonus room with built-in speakers creates the ideal space for movie nights or relaxing with the family. The primary retreat offers stunning forest views, a luxurious 5-piece ensuite with heated floors, steam shower, stand-alone soaker tub, dual vanities, and an expansive walk-in closet with custom built-ins. Two additional

spacious bedrooms, a full 5-piece bathroom, and a large laundry room with sink and cabinetry complete the upper level. The walkout basement is designed for entertaining with a large family room, a wet bar, granite counters, built-in cabinetry, full-size fridge, and bar seating. The dedicated media room with custom lighting, blackout blinds, and sliding French doors can easily be converted into additional living space or a hobby room. A fourth bedroom and full 4-piece bathroom complete this level. Outside, the professionally landscaped backyard is a true oasis featuring underground irrigation, in-ground lighting, mature landscaping, fruit trees, aggregate walkways and patios, BBQ gas line, and a custom-built matching 8x12 shed. Enjoy three separate outdoor seating areas including a covered lower patio. Additional upgrades: dual furnaces, boiler system for in-floor heating, dual AC units, central vacuum, and built-in speakers throughout. Located close to top-rated schools, Westside Recreation Centre, shopping, LRT, downtown Calgary and quick access to the Rocky Mountains, this home offers the perfect blend of luxury, comfort and convenience!