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67 Aspen Ridge Square SW

VILLAS AT ASPEN HEIGHTS BY ROCKWOOD CUSTOM HOMES

+3,700 SQ. FT OF LIVING SPACE

- 1.5 Storey Villa
- 3 Bedrooms
- 3.5 Bathrooms
- Oversized Double Garage

OFFERED AT $2,495,000

One of only four exclusive 1.5-storey villas by Rockwood Custom Homes boasting over 3,700 sq. ft of total living space. Located in one of Calgary's most prestigious west-side communities, the Villas at Aspen Heights offer a sophisticated lock-and-leave lifestyle unlike any other. Surrounded by parks, pathways, exceptional schools, and everyday amenities, this is a rare opportunity to own one of the community's most coveted residences-where award-winning craftsmanship, remarkable privacy, and effortless luxury come together in perfect harmony.

OVERVIEW

- One of only four exclusive 1.5-storey villas by Rockwood Custom Homes
- Prairie-chic inspired villa with luxury custom finishes, craftsmanship and seamless indoor-outdoor living
- Premium west-backing large corner lot overlooking the park in prestigious Aspen Heights
- Professionally landscaped with multiple trees, shrubs, stone features, and irrigation
- Exceptionally private backyard where the park becomes extension of the yard
- Unrivalled collection of outdoor living spaces:
- Partially covered main level deck with outdoor kitchen for year round enjoyment (Includes brand new Lynx-Sedona built-in BBQ)
- Walkout level includes built-in hot tub, two-sided outdoor fireplace, expansive terrace
- Rare rooftop patio off the primary retreat
- Elegant covered front veranda
- Dramatic glass wine wall with humidity and temperature control
- Authentic reclaimed Chicago brick feature wall and brick faced fireplace in the office
- Oversized attached double garage with heated floors, epoxy coating, slat wall, extensive cabinetry, overhead storage, and EV charger
- Premium construction finishes including top-quality acrylic stucco exteriors, top of the line wood interior windows, 8' solid core interior doors, natural stone accents and exotic batu wood detailing.
- Custom window coverings including remote control blinds in the living room, primary bedroom and office
- Black-out exterior shutters on primary suite windows
- Arctic Spa hot tub with new cover
- Control4 Home Automation recently upgraded from analog to digital
- 6 new 4K attached TV's
- Security System hardware (National Security)
- Recently sealed driveway and main level deck.

MAIN FLOOR (1,595.10SQ FT)

- Light-filled open floor plan featuring soaring ceilings, expansive windows, wide-plank hardwood flooring, custom millwork, and designer lighting
- Welcoming foyer with designer chandelier, 13 ft ceiings, and authentic reclaimed Chicago brick feature wall
- Impressive main floor office provides an inspiring workspace with soaring 13 ft ceilings, a striking reclaimed Chicago brick fireplace, and extensive floor-to-ceiling custom built-in cabinetry and storage.
- Designer kitchen is both beautiful and functional, showcasing premium Miele and Sub-Zero appliances including a new Dacor Double Oven Range with Gas Cooktop, an oversized entertaining island with gorgeous counters, extensive custom cabinetry, designer lighting, and a spacious walk-through pantry.
- Dedicated formal dining space with custom built-in dining room cabinet and buffet, and windows highlighting the beautiful park vistas
- The inviting living room is anchored by a stunning fireplace framed by custom built-ins and a gorgeous tray ceiling with lighting featured above
- Dramatic temperature-controlled Whisper Cool glass wine wall serves as a spectacular focal point and a true statement piece for the discerning wine enthusiast.
- Expansive and functional laundry room / mudroom with extensive closet and storage spaces

UPPER LEVEL (707.56 SQ FT)

- Making this exceptional villa even more distinctive, the entire upper level is dedicated exclusively to the luxurious primary retreat, creating a private sanctuary unlike any other with timeless designer finishes
- The spa-inspired ensuite offers heated floors, an oversized curbless glass shower, a deep soaker tub, steam shower, and dual vanity with custom cabinetry.
- Decadent celebrity-style dressing room with glass faced cabinetry and built-in dresser
- Additional custom closet cabinetry along the upper hallway, providing exceptional storage without compromising elegance.
- A rare architectural highlight is the private rooftop terrace, accessed directly from the luxurious primary retreat. Offering tranquil views, this secluded outdoor sanctuary is the perfect place to enjoy your morning coffee, or unwind with an evening cocktail.

WALK-OUT LOWER LEVEL (1,401.14 SQ FT)

- Professionally developed lower level offers outstanding additional living space with in-floor heating.
- Generous family room with open style home theatre, custom built-ins and an integrated bar fridge
- Two spacious guest or children's bedrooms
- Two beautifully appointed full bathrooms (one ensuite)
- Large dedicated gym with rubber flooring and mirrors
- Additional fininshed storage room
- Meticulous mechanical room
- The walkout lower level extends to a beautifully designed terrace complete with a built-in hot tub, an impressive two-sided fireplace, and multiple areas to relax or entertain amidst the lush landscaping and complete privacy.
- With the neighbouring park providing an extraordinary natural backdrop, the outdoor experience is truly second to none.

UNRIVALLED COLLECTION OF OUTDOOR SPACES

- Partially covered main deck for year round enjoyment with brand new Built-in Lynx-Sedona BBQ.
- Walkout level includes built-in hot tub, outdoor fireplace, expansive terrace
- Rare rooftop patio off the primary retreat
- Elegant covered front veranda



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