



25 Aspen Ridge Cove SW

ASPEN RIDGE ESTATES

5 BED | 5 BATH | 1 HALF BATH
5,928 TOTAL SQ.FT. | 0.27 ACRE LOT
OVERSIZED TRIPLE GARAGE

Offered at **\$2,550,000**

Main Floor:

- Walls & Ceilings- 10' painted ceilings.
- Interior Doors- 8' Oak custom doors with ball bearing hinges.
- Baseboard- Flush 6" MDF Baseboard throughout.
- Fireplace- Enclave Bay -three sided.
- Mud Room- porcelain tiled floor, built in lockers, bench and coat rack.
- Powder Room- Furniture style Oak wood with custom vessel sink, hanging light, pot light and hidden lights, wall hung toilet with wall mount faucet.
- Floor- Herringbone 3/4" engineered white oak with Carpathian oil finish.
- Custom Wood Mono Stairs and Glass Railing.
- Dining Room - Built in Bar.
- Living Room - Built in wall unit with Oak, fireplace and custom wall paneling.

KITCHEN

- Custom cabinets and color.
- Soft close drawers and doors.
- Hardrock maple cabinet boxes.
- Island with undermount prep sink and built in recycling and garbage drawer.
- Built in utility station with drawers and upper cabinets.
- SubZero Fridge and Freezer , Wolf oven, cooktop.
- Pantry - full height cabinets.

Second Floor

- Walls and Ceiling- 9' painted ceiling and custom Oak doors.
- Interior Doors- 8' Oak with ball bearing hinges.
- Baseboard- Flush 6" MDF Baseboard throughout
- Laundry Room- Asko washer & Dryer. Lower and upper cabinets with sink. Floor drain.
- Flooring-designer selected

MASTER BEDROOM

- Walk in closet with ample space with custom Oak furniture style built in with accent lighting.
- Herringbone Hardwood and high end carpet.
- Fireplace – Marquis Infinite.

ENSUITE

- Japanese tub & feature tile wall with accent lighting.
- Porcelain tile floor, electric floor heat.
- Dual vanity.
- Custom shower with rain shower head and shower bar

All property specifications obtained from the builder Ledgestone Homes.



Seeing is can't believe-ing.

Nothing compares.

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Basement

- 9' walls.
- Media room.
- Custom Oak Wet Bar and built in.
- Custom MDF closet in bedroom.
- Boiler system for Basement and Garage.
- 2 Lennox 96% 2 Stage High Efficient Furnaces.
- Upgraded Lennox Comfortsense Thermostat.
- 2 HRV units HRV3-095.

Other Features

- Security System with cameras
- Audio Visual-Rough-in 7 zone audio system.
- Smart Wiring- Including 3 Cat-6 (data/phone), 1 RG-6 (T.V) in every bedroom, living room and dining for complete home networking and automation.
- Vacuum system
- Plumbing Fixtures-designer selected.
- Counter tops-Quartz tops. Main floor fireplace Marble counter.
- Closets- All custom built MDF closets complete with drawers and full and half hanging rods

Exterior

- EIFS Stucco system.
- Windows- Upgraded double pane low-E Argon filled "Sol R Shield 366" glass for superior performance, windows with painted vinyl exterior and drywall return.
- Modern Steel Garage doors with commercial high lift doors and openers.
- All exterior soffit is LUX Panel.
- Window Wells- Custom concrete window wells for oversized basement windows.
- Gas Line- BBQ in back yard and sitting area.
- Exterior natural stone.
- Exterior Soffit Plug- with interior switch for Christmas lights.

Landscaping

- Professionally designed landscaping with mature trees for privacy
- Extensive exterior & landscape lighting
- Irrigation
- Fenced with gate
- Private terrace with Hot Tub

Neighbourhood

- Aspen Landing Shopping, Dining & Services
- Private schools - Webber Academy, Rundle College
- West side amenities, parks and recreation facilities
- 15-20 minute commute to downtown
- Easy access west to the mountains



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