# \$1,499,999 - 95 Aspen Dale Way Sw, Calgary

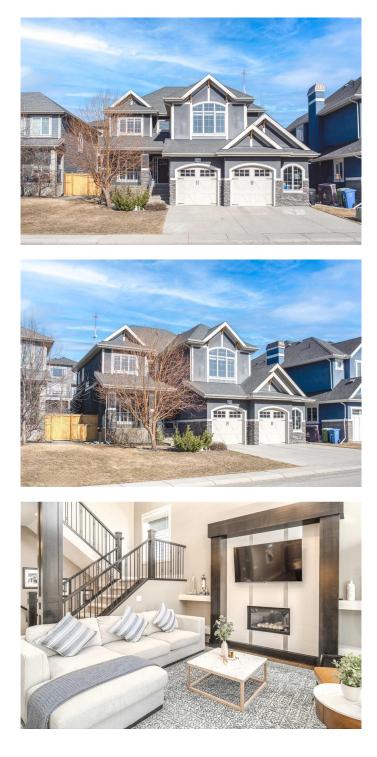
MLS® #A2200394

#### \$1,499,999

4 Bedroom, 4.00 Bathroom, 2,691 sqft Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

Open House : Saturday, March 15 1:00pm-4:00pm. Nestled in the sought-after Aspen Woods community, this executive Truman home offers over 3,700 sq ft of living space across three levels, including a newly finished basement, all set on a generous 6,200 sq ft lot with direct access to a scenic walking path. The homeâ€<sup>™</sup>s striking curb appeal features a welcoming front porch and meticulously maintained landscaping. Inside, you'll find soaring 9' ceilings, a breathtaking cathedral ceiling in the great room, exquisite architectural details, a built-in sound system, and wide plank hardwood flooring with elegant tile inlays at the entrance. The stunning chef's kitchen is both stylish and functional, boasting quartz countertops with a distinctive glass tile backsplash, a gas cooktop, a high-powered range hood, and built-in oven and microwave. A spacious center island and a walk-through butler's pantry provide ample storage for all your culinary essentials. The main floor also includes a formal dining room, a private office, a mudroom with built-in lockers, drawers, and seating, as well as a powder room. Upstairs, a sunlit south-facing bonus room with vaulted ceilings awaits, along with three bedrooms, a four-piece main bathroom, and a conveniently located laundry room. The serene primary suite is designed for relaxation, featuring dual vanities, a soaking tub, a standalone shower, a two-sided fireplace, and a generous walk-in closet. The recently completed basement still



has that fresh new feel, offering a fourth bedroom, a three-piece bath, a wet bar, a den, and a spacious game roomâ€"perfect for family fun. Outside, the fully fenced and beautifully landscaped backyard is designed for unwinding, complete with a large sun-drenched deck and patio. Recent home upgrades include a brand-new refrigerator (2025), a radon mitigation system (2025), a freshly painted garage door (2025), a durable polyaspartic-coated garage floor (2022), a covered patio (2022), and a fully finished basement (2020). Ideally situated within walking distance to Aspen Landing Shopping Centre and nearby parks, this home combines luxury, comfort, and convenience in one of the area's most desirable locations. Installed EV charging in garage(2025)

#### Built in 2012

## **Essential Information**

MLS® #	A2200394
Price	\$1,499,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,691
Acres	0.14
Year Built	2012
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	95 Aspen Dale Way Sw
Subdivision	Aspen Woods
City	Calgary

County Province Postal Code	Calgary Alberta T3H 0S1		
Amenities			
Parking Spaces Parking	4 220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Oversized		
# of Garages	2		
Interior			
Interior Features	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Window Coverings, Wine Refrigerator		
Heating	Forced Air, Natural Gas		
Cooling	Central Air		
Fireplace	Yes		
# of Fireplaces	3		
Fireplaces	Electric, Gas, Living Room, Master Bedroom, Recreation Room		
Has Basement	Yes		
Basement	Finished, Full		
Exterior			
Exterior Features	BBQ gas line		
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot		
Roof	Asphalt Shingle		
Construction	Stone, Stucco, Wood Frame		
Foundation	Poured Concrete		
Additional Information			
Date Listed	March 9th, 2025		

Days on Market	25
Zoning	R-G

# Listing Details

Listing Office TrustPro Realty

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