

# \$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 home'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
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	95 Aspen Dale Way Sw
Subdivision	Aspen Woods
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 0S1

### **Amenities**

Parking Spaces	4
Parking	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	28
Zoning	R-G

### **Listing Details**

Listing Office	TrustPro Realty
----------------	-----------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.