

# \$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

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 Additional Parking, Double Garage Attached, Driveway, Oversized, 220 Volt Wiring  
# of Garages 2

### Interior

Interior Features Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Recreation Facilities  
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 2  
Zoning R-G

### Listing Details

Listing Office TrustPro Realty

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