



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**71 ASPEN DALE Way, Calgary T3H 0S1**

MLS®#: **A2154226** Area: **Aspen Woods** Listing **07/31/24** List Price: **\$1,750,000**  
 Status: **Active** County: **Calgary** Change: **-\$19k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **5,974 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,081**  
 Low Sqft:  
 Ttl Sqft: **3,081**

DOM

**49**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Fire Pit,Other,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`0" x 14`0"	Dining Room	Main	16`0" x 13`0"
Living Room	Main	16`0" x 13`4"	Office	Main	14`0" x 9`8"
Foyer	Main	10`10" x 9`6"	Family Room	Basement	25`0" x 15`6"
Wine Cellar	Basement	9`8" x 8`2"	Storage	Basement	10`0" x 9`6"
Bonus Room	Upper	15`8" x 14`2"	Laundry	Upper	9`0" x 6`0"
Furnace/Utility Room	Basement	11`0" x 8`8"	Workshop	Basement	8`6" x 4`10"

Bedroom - Primary  
Bedroom  
2pc Bathroom  
4pc Bathroom

Upper  
Upper  
Main  
Upper

16`8" x 13`6"  
14`8" x 12`8"  
6`2" x 5`10"  
10`0" x 4`11"

Bedroom  
Bedroom  
3pc Bathroom  
5pc Ensuite bath

Upper  
Basement  
Basement  
Upper

16`8" x 11`4"  
15`4" x 8`6"  
8`10" x 5`6"  
15`10" x 9`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **1014402**

Zoning:  
**R-1**

Remarks

Pub Rmks: **OVER 200K+ IN RECENT RENOVATIONS- BACKS PATHWAY | IMMACULATE MOVE IN READY | TONS OF UPGRADES- Welcome to this stunning home in the prestigious neighborhood of Aspen, Calgary, offering over 4,400 sq ft of meticulously designed living space. This residence exudes sophistication and style, boasting 4 spacious bedrooms and 3.5 beautifully appointed bathrooms. Upon entering, you are greeted by an inviting open floor plan adorned with extensive custom built-ins throughout, creating a seamless flow throughout the home. The state-of-the-art kitchen is a culinary enthusiast's dream, featuring a massive central island, professional-grade appliances, and sleek cabinetry, perfect for entertaining and everyday family life. Adjacent to the kitchen is a cozy dining area with views of the professionally landscaped backyard, which backs onto a serene green space and walking path, providing a tranquil backdrop for outdoor gatherings. The main floor also includes a bright and airy living room with open-to-above ceiling, and a gorgous tiled fireplace, offering the perfect spot for relaxation. Upstairs, the primary suite is a true retreat, complete with a luxurious ensuite bath featuring a soaking tub, a separate shower, and dual vanities. Two additional well-sized bedrooms, convenient laundry, and a full bathroom complete the upper level. The professionally finished basement offers versatile spaces for family and guests, featuring a bedroom with custom-built bunk beds, a large family room with built-in entertainment center, and an impressively designed custom hidden wine cellar. For added security and convenience, an "arming drawer" is discreetly incorporated in the home, providing peace of mind. With central air conditioning, a triple attached garage, and meticulous attention to detail throughout, this home is designed for modern luxury living. Extensive landscaping adds to the curb appeal both front and back - enjoy the multi-level deck and patio spaces with pergola, fire pit, and planter boxes, with access to the walking path behind. Situated within one of Calgary's top communities, Aspen Woods provides schools, shopping, transit and more within minutes. Don't miss the opportunity to make this exceptional property your new home. WHY SETTLE FOR A COOKIE CUTTER HOME!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















