



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1700 73 Street #103, Calgary T3H4T2**

MLS®#: **A2170624**

Area: **Aspen Woods**

Listing Date: **10/08/24**

List Price: **\$1,333,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **1,877 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped**  
Park Feat: **Double Garage Attached,Oversized**

DOM

**45**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Fireplace(s),Forced Air,Heat Pump,Natural Gas,See Remarks,Solar**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Composite Siding,Concrete,Stone,Stucco**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garburator,Gas Cooktop,Microwave,Refrigerator,Tankless Water Heater,Washer/Dryer**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>14`4" x 13`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`4" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 10`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>10`4" x 3`7"</b>
<b>Office</b>	<b>Main</b>	<b>10`4" x 10`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 12`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`8" x 10`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`5" x 9`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>6`4" x 3`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`5" x 6`4"</b>			

Condo Fee:  
**\$377**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1144AC**

Remarks

Pub Rmks: **Welcome to the Dalton, a stunning 3-bedroom 2,567 sqft. estate townhome! A luxurious haven nestled in the heart of Aspen Estates situated on nearly 9 acres of development with 5.5 acres dedicated to green space. This development sets a new standard for refined living. This home includes beautiful landscaping and exquisite design. Features include solar power, in-unit EV charging station, hydronic in-floor heat, concrete demising walls, west facing covered patio, dedicated backyard, attached double garage. This location offers easy access to amenities and provides opportunities for recreation, entertainment, and relaxation. The meticulously designed interior boasts impeccable full height custom cabinetry, 9ft. ceilings throughout, ample storage space, oversized windows, hardwood floors, and large-scale tiles. The kitchen is thoughtfully designed with Wolf and Sub-zero appliance package (limited time offer ends Dec 2024), gas cooktop, sleek quartz countertops, and a large walk-in pantry. The living area features a gas fireplace, office space, and access to the expansive 23 ft. deck with louvered roof, It's truly an entertainer's dream. Seventeen Hundred at Aspen Estates offers 2- and 3-bedroom customizable floorplans ranging from 2,500 Sqft. to 3,500 Sqft. and many selections for interior design including transitional and modern themes. Carefully crafted by RareBuilt Homes, 2022 BILD Multi Family Small Volume Builder of the Year. Schedule your appointment today.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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







