



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2200394**      Area: **Aspen Woods**      Listing Date: **03/09/25**      List Price: **\$1,499,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **6,200 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,691**  
 Low Sqft:  
 Ttl Sqft: **2,691**

DOM

**1**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Front Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Additional Parking,Double Garage Attached,Driveway,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Washer/Dryer,Window Coverings,Wine Refrigerator**  
 Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

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

Zoning: **R-1**

Remarks

Pub Rmks:

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 room—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)

Inclusions:

N/A

Property Listed By:

TrustPro Realty

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













