

# \$1,488,000 - 95 Aspen Dale Way Sw, Calgary

MLS® #A2221858

**\$1,488,000**

4 Bedroom, 4.00 Bathroom, 2,691 sqft

Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

Welcome to this exceptional Truman-built home in prestigious Aspen Woods, offering over 3,700 sq ft of luxurious living across three fully finished levels. Backing directly onto a scenic walking path and set on a beautifully landscaped 6,200 sq ft lot, this residence combines timeless design, high-end finishes, and an unbeatable location.

Step inside to discover a dramatic great room with soaring cathedral ceilings, wide plank hardwood floors, elegant tile inlays, and a built-in sound system. The chef's kitchen is a true showpiece featuring quartz countertops, glass tile backsplash, gas cooktop, built-in oven and microwave, a spacious central island, and a walk-through butler's pantry. A formal dining room, private office, and a custom-designed mudroom complete the thoughtfully planned main floor.

Upstairs, a sun-filled south-facing bonus room with vaulted ceilings is joined by three bedrooms, a four-piece main bath, and a convenient laundry room. The tranquil primary suite offers a spa-like escape with a two-sided fireplace, dual vanities, a soaking tub, glass shower, and a generous walk-in closet.

The professionally developed basement (2020) feels brand new and includes a fourth bedroom, a three-piece bathroom, a wet bar, den, and an expansive recreation area.

Outside, enjoy a fully fenced backyard with a large sun-drenched deck and covered patio—perfect for outdoor living and



entertaining.  
Recent upgrades include: new refrigerator (2025), radon mitigation system (2025), EV charger in garage (2025), freshly painted garage door (2025), polyaspartic garage floor (2022), covered patio (2022), and finished basement (2020). Located just steps from Aspen Landing, parks, and top-rated schools, this home offers luxury, comfort, and convenience in one of Calgary’s most desirable neighbourhoods.  
Where elegance meets everyday living—make this stunning Aspen Woods home yours today.

Built in 2012

**Essential Information**

MLS® #	A2221858
Price	\$1,488,000
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, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, 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	May 16th, 2025
Days on Market	3
Zoning	R-G

## Listing Details

Listing Office	TrustPro Realty
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