



GRASSROOTS

REALTY GROUP

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**120 Aspen Dale Way SW
Calgary, Alberta**

MLS # A2296387



\$1,438,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,488 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator (Basement), Ceiling-mounted built-in projector and screen (Basement), Speakers (Basement), tv mount (primary bedroom), tv mount (main living room), tv mount (basement), Water purifier.

Beautifully positioned on a quiet crescent in Aspen Dale, this exceptional family home offers approximately 3,523 sq ft of refined living space across three fully developed levels. Built by Crystal Creek Homes, the residence features 4+1 bedrooms, an ideal layout for families, and is move-in ready. With its desirable east/west orientation, the home is filled with natural light from morning to evening, creating a warm and inviting atmosphere. The main level showcases 9' ceilings, wide-plank hardwood flooring, designer lighting, custom window coverings, and quartz countertops throughout. The chef-inspired kitchen is the heart of the home, complete with a large central island with breakfast bar, stainless steel appliances, gas cooktop, and wall oven. A bright dining area overlooks the backyard, and a private home office provides the perfect work-from-home space. Upstairs, the spacious primary retreat features a luxurious 5-piece ensuite with quartz finishes and a generous walk-in closet. Three additional bedrooms—each with their own walk-in closets—share a well-appointed 5-piece bathroom. The fully finished lower level expands your living space with a large recreation and games area, a stylish wet bar with bar fridge, a dedicated fitness space, a fifth bedroom, and a full bathroom with heated floors—ideal for guests or extended family. Outdoors, the beautifully landscaped yard offers multiple spaces to relax and unwind. Enjoy your morning coffee on the private front porch, and take advantage of the west-facing backyard with mature trees—perfect for sunny afternoons, evening gatherings, or children at play. Completing the package is an exceptional location—just a short drive to Rundle College, Westside Recreation Centre, and the 69 Street CTrain Station, and close to downtown. It also offers quick access to

Webber Academy and the amenities at Aspen Landing Shopping Centre, plus convenient routes for weekend escapes to the mountains. Discover this home—schedule your private viewing today.