



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2318655**



**\$1,499,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,259 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Level, Rectangular Lot, Standard Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	Shed		

Welcome to Aspen Woods, one of Calgary's most prestigious and sought-after westside communities, where luxury living meets exceptional convenience. Offering over 4,600 sq. ft. of professionally developed living space, this custom-built residence is designed for families who appreciate quality craftsmanship, generous proportions, and outstanding entertaining spaces. Step inside to discover a grand and inviting floor plan highlighted by soaring 17-foot ceilings in the great room, rich hardwood flooring, elegant tile finishes, and an abundance of natural light. The gourmet kitchen features a large centre island, granite countertops, stainless steel appliances inc gas stove, extensive two-tone cabinetry, and a massive walk through pantry. An interesting feature of the home is a hallway from kitchen area connecting to the formal dining room—perfect for hosting family gatherings and special occasions. In addition to all this, there is also a den/office space on the main with a clerestory windows to let natural light in. Thoughtfully designed for everyday functionality, the butler's pantry leads to a spacious mudroom and an impressive triple attached garage that is insulated, drywalled, offers exceptional storage, and includes direct access to the backyard. The upper level showcases three exceptionally spacious bedrooms, including a luxurious primary retreat with vaulted ceilings, a spa-inspired 5-piece ensuite, and a generous walk-in closet. An upper-floor laundry room complete with a wash sink adds convenience to daily living as well as a family bonus room with tray ceiling. The professionally developed basement expands your living space with a dedicated theatre room, stylish wet bar, massive recreation and family room, two oversized bedrooms, a full bathroom, and ample storage space—creating the ideal setting for entertaining,

multi-generational living, or accommodating guests. Outside, enjoy the beautifully landscaped backyard featuring a deck, concrete patio, storage shed, and direct access to the pathway system behind the home, offering additional privacy and outdoor enjoyment. Ideally located just minutes from Aspen Landing, Westside Recreation Centre, the LRT, top-rated public and private schools, restaurants, shopping, and an easy commute to downtown Calgary, this exceptional property offers the perfect combination of luxury, space, and location. A rare opportunity to own a remarkable home in one of Calgary's most desirable communities.