



GRASSROOTS
REALTY GROUP

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101, 1700 73 Street SW
Calgary, Alberta

MLS # A2322412



\$1,549,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,735 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	\$ 448
Basement:	None	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	DC
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	None		

OPEN HOUSE SATURDAY, JULY 25 & SUNDAY, JULY 26 FROM 12-5 PM BOTH DAYS!! Nestled in the heart of Seventeen Hundred at Aspen Estates, this luxurious townhome with The Dalton floorplan (a design finalist with the 2025 BILD Calgary Awards) has been carefully crafted by RareBuilt Homes & offers over 2,700 sq ft of refined living space, complete with 3 bedrooms, amazing mountain views and exceptional design throughout. The airy main level with lofty 9' ceilings, showcases engineered oak hardwood flooring, and expansive high end European triple glazed tilt & turn windows that flood the home with natural light. A spacious living room centers around a striking 42" feature fireplace with lacquered surround and opens to a large balcony with a louvered roof with motorized screening system—perfect for year round enjoyment. A dedicated office space provides an ideal setting for work from home days. The beautifully appointed kitchen features premium quartz countertops, a generous waterfall island with eating bar, full height custom oak & lacquered cabinetry, a walk in pantry with prep area and beverage centre, garburator, and a premium Sub-Zero/Wolf appliance package. The dining area comfortably accommodates gatherings with family and friends. A stylish 2 piece powder room statement making designer wallpaper completes the main level. Upstairs, the second level hosts three well proportioned bedrooms, a 4 piece bath with in-floor heat, and convenient laundry facilities. The serene primary retreat with wallpaper accent and soaring vaulted ceiling includes a spacious walk in closet and a private 5 piece ensuite with in-floor heat, dual sinks, a freestanding soaker tub, and a separate shower. The lower level offers impressive versatility with a large flex room with in-floor heat and direct access to a walk out patio—ideal for a

media room, fitness area, or family space. This level also includes a mudroom connecting to the fully finished & painted oversized double attached garage with hydronic heating, epoxy floor, hot and cold exterior faucet and EV charger ready. Additional highlights include an elevator serving all three levels, heat pump system complete with A/C, six solar panels, tankless high efficiency condensing combi-boiler, and concrete demising walls for enhanced privacy and noise reduction. Set within an exclusive complex complete with meandering walking paths, spanning nearly 9 acres—5.5 of which are dedicated to green space—this residence delivers an unparalleled standard of comfort, quality, and sophisticated living.