

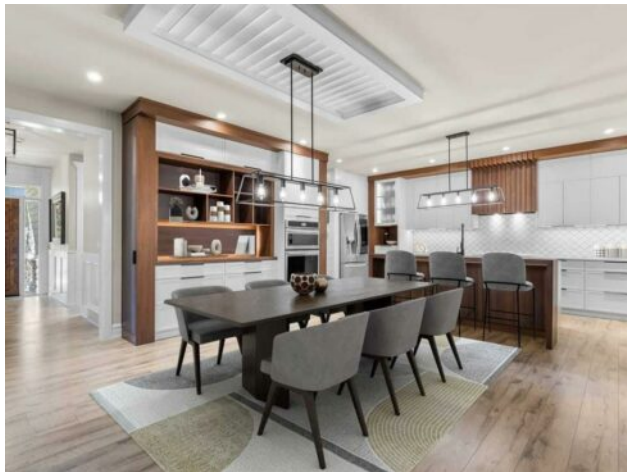


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259988**



**\$1,699,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,552 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Connecticut Water Filter System, Built-in BBQ, Hot Tub w/cover, Water Fountain Pump, Irrigation System		

Nestled in the prestigious community of Aspen Woods, this newly updated home is absolutely stunning and designed to impress even the most discerning buyer. With thoughtful upgrades, timeless finishes, and a layout that seamlessly blends everyday functionality with sophisticated entertaining, this residence truly has it all. **Main Floor Elegance** The heart of the home showcases a brand-new kitchen featuring custom-built cabinetry with walnut accents, professional appliances, and an open flow into the dining and living areas. A sunroom with a stone fireplace—a rare and unique feature—creates the perfect four-season retreat just off the kitchen and dining space. The family room is bright and welcoming with soaring vaulted ceilings and a sleek electric fireplace. A custom cherry-wood office provides an inspiring space for working from home, while built-in cabinetry at the back entry from the garage adds a stylish and practical touch for busy family life. **Upper-Level Retreat** Upstairs, the primary suite is a true sanctuary, filled with natural light and enhanced with custom cabinetry. The ensuite feels like a spa getaway, complete with a steam shower, soaker tub, and dual sinks. The walk-in closet is fully customized with built-ins and connects directly to the laundry room for unmatched convenience. Two additional bedrooms share a clever Jack-and-Jill bathroom, perfectly designed for children of any age. **Lower Level Comfort** The fully finished basement extends the living space with two additional bedrooms, a full bathroom, family room, wet bar, and dedicated gym area—ideal for entertaining guests or giving teens their own space. **Outdoor Living** The backyard is a low-maintenance oasis, beautifully landscaped with patio stones, turf, a built-in BBQ station, hot tub, and a tranquil water feature. Whether hosting summer

gatherings or enjoying quiet evenings, this outdoor retreat is a true highlight. This is more than just a house—it's a home designed for modern family living with an elevated sense of style.