



GRASSROOTS
REALTY GROUP

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208, 1700 73 Street SW
Calgary, Alberta

MLS # A2266801



\$1,299,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,327 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	-
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to The Cressley — a stunning 3-bedroom, 2,149 sq. ft. estate townhome in the heart of Aspen Estates. This luxurious residence sets a new benchmark for refined living, surrounded by 3.5 acres of park space and thoughtfully designed landscaping. Inside, discover an elegant blend of style and function. The open-concept layout showcases oversized windows, wide plank hardwood floors, and full-height custom cabinetry offering exceptional storage. The gourmet kitchen is equipped with premium Wolf and sub Zero stainless steel appliances, a gas cooktop, quartz countertops, and a generous walk-in pantry — ideal for any home chef. The spacious living area features a cozy gas fireplace, a dedicated office space, and access to an expansive 20-ft west-facing deck with a louvered roof and motorized screens — perfect for year-round entertaining. The primary suite is a private retreat, complete with a double vanity, relaxing soaker tub, and rejuvenating steam shower. Additional highlights include solar power, hydronic in-floor heating, concrete demising walls for enhanced soundproofing, automated power window coverings, and an attached garage with durable epoxy flooring. Enjoy the convenience of nearby amenities along with endless opportunities for recreation, entertainment, and relaxation. Additional features Tilt and turn triple glazed windows Solar panels as a standard and EV charger ready. Expertly crafted by RareBuilt Homes, recipient of the 2022 BILD Multi-Family Small Volume Builder of the Year award. Schedule your private showing today.