



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

MLS # A2296051



\$1,650,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,785 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Rectangular Lot, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Kitchen Island, Pantry		

Inclusions: 2 fridges, 2AC Units, 2 garage openers with remotes, 6 TV's with wall mounts

This beautifully updated home in one of Aspen's most desirable pockets offers the kind of effortless lifestyle today's families are looking for with recent renovations, an immaculate turn-key condition, and ready to you to simply move in and enjoy. From the moment you step inside, the home feels warm, inviting, and thoughtfully designed for everyday living. An open-concept main floor seamlessly connects the living, dining, and kitchen spaces, making it ideal for both relaxed family time and entertaining. The living room is anchored by a fireplace and framed by large windows that fill the space with natural light, while the dining area opens onto a generous west-facing deck, perfect for summer evenings and sunset dinners. Just off the dining area, a tucked-away home office sits behind French doors, complete with built-in desks for two, and designer wallpaper. It's the perfect place to work from home or keep an eye on homework while staying connected to the heart of the house. The kitchen is timeless and functional, designed with both beauty and practicality in mind. A large central island with seating invites gathering, while a gas cooktop, wall oven, and a well-appointed pantry with additional fridge/freezer make it a dream for home chefs. The pantry conveniently connects to an organized mudroom and out to the triple garage, making daily routines seamless. Upstairs, a cozy loft offers a flexible space for kids to relax or watch TV. Down the hallway, the primary suite is a luxurious retreat, featuring a spacious walk-in closet and a gorgeous, newly renovated ensuite with in-floor heating, a soaker tub, oversized shower, double vanities, water closet, high end finishes and stylish fixtures. Two additional bedrooms each offer their own walk-in closets and ensuites, offering privacy and space for each family member. A well-equipped laundry room with sink,

storage, and drying rod adds everyday convenience. The fully developed basement expands your living space with a media room, home gym, fourth bedroom, and full bathroom. Outside, the west-facing backyard is beautifully landscaped for privacy, creating a serene setting to unwind at the end of the day. Additional features of note include updated cabinetry, a recent paint refresh, air conditioning, and Gemstone exterior lighting that enhances curb appeal. This home is ideally located just minutes from the shops and restaurants of Aspen Landing, top-tier schools like Rundle College, Calgary Academy, and Webber Academy. As well, Ernest Manning High School, Westside Recreation Centre, the C-Train, and Stoney Trail are only moments away. This is a home that truly balances lifestyle, location, and design.