

\$1,299,900 - 240 Aspen Dale Way Sw, Calgary

MLS® #A2234610

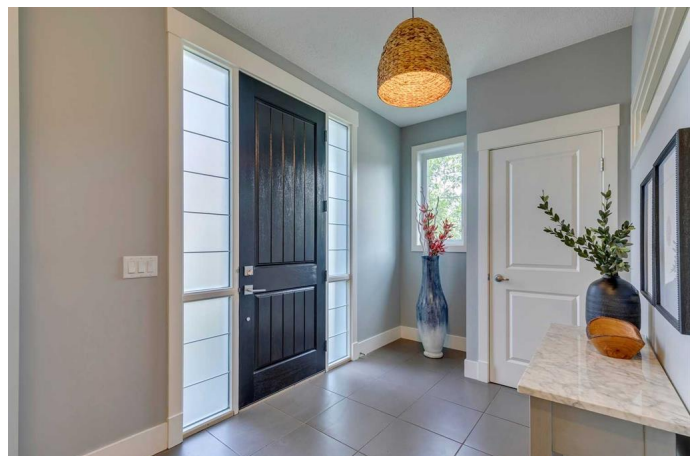
\$1,299,900

5 Bedroom, 4.00 Bathroom, 2,532 sqft

Residential on 0.14 Acres

Aspen Woods, Calgary, Alberta

OPEN HOUSE SATURDAY, JUNE 28TH FROM 1-4 PM. Ideally located on a quiet street in the heart of Aspen Woods, this perfect 4 + 1 bedroom family home is situated on a corner lot close to the pathway system & offers over 3500 sq ft of developed living space. The bright, open main level presents hardwood floors & high ceilings, showcasing the living room with anchored by a floor to ceiling feature fireplace. The adjacent kitchen is tastefully finished with quartz counter tops, island/eating bar, new tile backsplash, two-toned cabinetry with under cabinet lighting, pantry & stainless steel appliances. A spacious dining area is accentuated with built-in cabinets & wainscoting. The private den/office with French doors is tucked away just off the foyer & is perfect for a home office setup. Completing the main level is a mudroom with storage space & a convenient 2 piece powder room. The second level hosts 4 spacious bedrooms, a 4 piece bath plus a laundry room with sink & storage. The primary bedroom with shiplap feature wall & tray ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development with 9'™ ceilings includes a family/media room with cozy fireplace, recreation area, very spacious fifth bedroom & a 3 piece bath. Other notable features include upgraded window coverings (including Plantation shutters) throughout, some new cabinetry, on demand hot water & built-in



speakers. Outside, enjoy the beautifully landscaped front yard & large, fenced back yard with patio, both with underground sprinkler system. Parking is a breeze with an oversized double attached front garage. This impeccable home is walking distance to Aspen Landing, multiple parks & close to many schools including Dr. Roberta Bondar, Rundle College & Webber Academy.

Built in 2011

Essential Information

MLS® #	A2234610
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,532
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	240 Aspen Dale Way Sw
Subdivision	Aspen Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0S1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), French Door, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	1
Zoning	R-G

Listing Details

Listing Office	RE/MAX First
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