



DON'T GAMBLE WITH YOUR HOME.

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35 Aspen Dale Gate SW
Calgary, Alberta

MLS # A2230441



\$1,649,900

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,175 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot, Treed, Underground Sprinkler		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Hot Tub., fire table		

Nestled in the prestigious community of Aspen Estates, this exquisite estate home blends timeless elegance with modern luxury. The main floor welcomes you with a grand layout, featuring a spacious living room anchored by a gas fireplace and custom built-ins, a formal dining room framed by a stunning coffered ceiling, and a chef's kitchen outfitted with quartz countertops, high-end appliances, a walk-in pantry, and a fully outfitted butler's pantry. An inviting office provides the perfect space to work from home. The mudroom and walk-in coat closet add practicality to the home's polished aesthetic. The engineered hardwood flows throughout, and surround sound speakers enhance the atmosphere in every room. Upstairs, the thoughtfully designed layout continues with a generous bonus room and upper-level laundry for ultimate convenience. Three large bedrooms each feature walk-in closets, while the craft room offers a perfect space for creativity and family projects. The master retreat is a true sanctuary with its own spa-like ensuite featuring his and her sinks, a luxurious soaker tub, and a walk-in closet outfitted with custom cabinetry. Blackout blinds and shutters ensure privacy and comfort, creating a serene environment in every room. The fully developed basement is a family dream, offering an expansive rec room, a theater area with built-in surround sound, and a whimsical custom-built playhouse sure to delight young imaginations. Whether entertaining guests or enjoying a cozy movie night, this level was designed for making memories. A central vacuum system, ample storage, and premium finishes continue the theme of comfort and function. Outside, the professionally landscaped south-facing backyard is an entertainer's paradise. Enjoy the hot tub after those long days or enjoy time with friends under the pergola or relax

around the fire-pit. The heated triple attached garage features epoxy floors, hot and cold taps, and custom organization making it as functional as it is impressive. Additional exterior highlights include Gemstone lighting, an exposed aggregate driveway, irrigation system, vinyl decking, and central A/C—every detail of this extraordinary home has been meticulously crafted for luxury living. Welcome Home!