

119, 45 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2227449



## \$375,000

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Welcome to Beautiful & Luxurious Aspen Woods in South West Calgary. It is just impeccable: bring your flavours & start living right away! Your main floor 2 bedrooms & 2 full bathrooms home awaits a new owner to enjoy the view of beautiful groves of Aspen Trees. This meticulously maintained, freshly painted condo with a well designed open concept offers an inviting kitchen and living room with an adjoining dining area. The living space separates the two spacious bedrooms. Well tucked away off the entry is a full-size storage&laundry room. The large windows master bedroom fits a king bed w/ nightstands and even a dresser, and it features a walk-through closet with storage and drawers. The second bedroom is also spacious & features a large window and a well appointed closet. Experience your private Balcony facing lush greenery, visible from all the rooms. Your west exposure balcony is looking into the trees that offer you privacy for romantic dinner on the oversized patio in evening sunshine or a superb space to have an afternoon tea reading. Your beautifully upgraded Smoke-free home comes with deluxe laminate flooring, recessed lighting, quality plumbing fixtures and designer paint. The Kitchen is highlighted with espresso-stained wood cabinets, granite countertops, tile backsplash&stainless-steel appliances plus a unique table-top island with seating for two. Both bathrooms are finished with granite and tile flooring, have dual basins and soaker tubs. Main bathroom has a separate& good size shower too. this complex is pet friendly (with Board approval). The "Valmont" offers well equipped gyms in both buildings, guest suite, one underground (titled) heated parking, additional assigned storage, a secured bike locker for the active you! Steps to the natural reservoir and pond pathways, minutes to a great selection of restaurants, shops, coffee

bars at the Aspen Landing, transit and Guardian Angel School. Condo fees include wall utilities except electricity. Close to outstanding educational facilities such as Step By Step Montessori Preschool, Dr. Roberta Bondar School, Rundle College, and Ambrose University.. Pick your possession date and move right in! A great investment in both real estate and lifestyle! Why pay rent when you can own your own luxury condo? Welcome to your "spa like" home!