

227, 15 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2293655



## \$499,900

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,435 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,034
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, See Remarks, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Unit 227 at Valmont at Aspen Stone in the desirable community of Aspen Woods. This very well-maintained 1,434 sq ft unit offers a functional and comfortable layout over two levels, featuring carpet and vinyl plank flooring, updated lighting, and an abundance of natural light throughout the home. The main floor features a spacious kitchen that opens to the living and dining areas, creating an inviting space for everyday living and entertaining. The kitchen is finished with quartz countertops, quality appliances, and ample cabinetry, with additional drawers added for even more practical storage. The living room includes built-in shelving and cabinetry, and the balcony is equipped with a phantom screen, allowing fresh air to flow through while maintaining comfort. The dining area is generously sized and well suited for both everyday meals and gatherings. Also on the main floor is the first of two primary bedrooms. This room features a walk-through closet with built-in closet organizers leading to a private ensuite complete with a walk-in shower, soaker tub, and dual vanities. A powder room and a laundry room with additional storage complete the main level. The upper floor is dedicated to a second spacious primary suite, offering added privacy and flexibility. This level includes a large walk-in closet with built-in closet organizers and a well-appointed ensuite featuring a soaker tub and walk-in shower. Residents of Valmont at Aspen Stone enjoy a well-managed building with secure entry, a fitness room, bicycle storage, and a large storage area. The property is ideally located close to walking trails, shopping, and everyday amenities in Calgary. This unit also includes two titled parking stalls, both equipped with overhead heaters.