



GRASSROOTS
REALTY GROUP

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111 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2221820



\$525,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

OPEN HOUSE CANCELLED. Welcome to Mosaic of Aspen Hills, nestled in Calgary's prestigious Aspen Woods neighborhood. Ideally situated just minutes from Aspen Landing shopping center, residents enjoy convenient access to shops, restaurants, top ranked schools, parks, public transit and a wealth of other amenities. This elegant three-bedroom, two-and-half-bathroom townhome offers a thoughtfully designed layout that is sure to impress. Entering into the home, hardwood floors flow throughout the main living area and kitchen. Upon entry, you are greeted by gleaming hardwood floors that flow seamlessly through the main living area and kitchen. The contemporary open-concept floor plan is bathed in natural light throughout the day, creating a warm and inviting atmosphere. This contemporary open floor plan is naturally well lit during the day. The gourmet kitchen features stainless steel appliances, a granite island countertop, and ample cabinetry for all your culinary needs. A dedicated dining area and a versatile den space overlook the private balcony, perfect for both relaxation and entertaining. The upper level hosts three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite bathroom. The lower level offers abundant storage space and provides direct access to the attached double garage. This beautifully home is an exceptional opportunity to live in one of Calgary's most desirable communities.