



GRASSROOTS
REALTY GROUP

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713 Aspen Meadows Hill SW
Calgary, Alberta

MLS # A2224416



\$865,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	3,055 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,077
Basement:	Finished, Partial	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Wired for Sound		
Inclusions:	Garage heater		

WOW…. This is an URBAN LIFESTYLE on the Westside, let’s call it the Upper Westside…. This executive style LOFT has a definite Manhattan VIBE! Three stories of luxurious style, 3054 sq ft of living space, an ELEVATOR servicing 4 levels, an oversized attached - HEATED - garage, 3 beds, 3.5 baths, an AMAZING 3rd level kitchen, dining living space…. WITH A MOUNTAIN VIEW! All of this just steps to the West LRT, the Westside Rec Centre and all the Westside has to offer…. direct access to the office downtown and a quick exit west to the mountains – an AMAZING LOCATION! Arriving you will appreciate the location, tucked away at the end of a short drive, your guests will enjoy guest parking steps from your door and the open courtyard as they approach your door. Inside…. 9’ ceilings, hardwoods from wall to wall…. an inviting casual living space/family room on the main level, as well as 3rd bedroom and full bath. On the second level you will love the primary retreat…. a large sleeping area, a soaker tub tucked in the corner, a 5pc en suite with a wonderful use of glass to harness the view and the sun and a private balcony. There is a second bedroom on this level with a walk-in closet and private en suite too. The upper/third level features a GOURMET kitchen, a professional series appliance package, including a Wolf gas range, dining space, living room and balcony. The kitchen features a professional series appliance package including a Wolf gas range, a large center island/breakfast bar and a WARM & BRIGHT southern exposure. The Upper or 3rd level is the CHARM! Your guests will never leave – AMAZING! PLUS…. ELEVATOR access direct from the oversized – HEATED - garage to each of the four levels of this wonderful home - FANTASTIC! LOCK & GO!

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