



GRASSROOTS
REALTY GROUP

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**116, 25 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2246520



\$369,888

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, In Floor, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 659

LLD: -

Zoning: DC

Utilities: -

Inclusions: n/a

Welcome to Valmont at Aspen Stone complex to this FRESHLY PAINTED 2 bedroom, 2 bathroom condo with the EXECUTIVE UPGRADE PACKAGE. Step into an OPEN CONCEPT design with a stylish kitchen complete with WATERFALL granite counters, stainless steel appliances, new LED lighting, tile backsplash and FULL HEIGHT espresso slow closing cabinetry. The seamless flow between the living room, dining area and kitchen makes entertaining a breeze, allowing for effortless interaction with family and guests, complete with a balcony, provides the perfect setting for relaxation and entertaining. Spacious master bedroom easily fits a KING BED with dual closets. Your private ensuite includes DOUBLE VESSEL SINKS, a glass shower and a deep soaker tub. The 2nd bedroom fits a queen or works beautifully as a guest room or OFFICE, with a full 2ND bathroom just outside with DOUBLE VESSEL SINKS. In suite laundry room with storage area and INFLOOR HEATING. This home also has a TITLED underground parking stall that is close to the elevator and a separate storage locker. Complete with its own fitness center, guest suite, bike room and loads of visitor parking. STEPS to the NATURAL RESERVE and POND PATHWAYS just outside your door. Within walking distance to a great selection of restaurants, shops, coffee bars at the Aspen Landing, transit and Guardian Angel School. Whether you're upsizing, downsizing, or buying your first place—this refreshed unit checks all the boxes.