



GRASSROOTS
REALTY GROUP

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**2206, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2254963



\$369,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,152 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 920
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

We all know great things come in twos so you won't want to miss this 2 level unit boasting 2 bedrooms + 2.5 bathrooms + 2 south patios! Spread out over nearly 1,200 sqft, you will find that size, style + storage isn't an issue here. Step foot inside and be impressed with the smart open layout, neutral colour palette and large windows throughout. The designated dining + living areas make it a breeze for entertaining and everyone will want to congregate around the stylish kitchen. Boasting light wood cabinets, black appliances, tile backsplash and a large breakfast bar, proving the heart of the home is a true showpiece. Happy hour + BBQ season is calling out on the patio. Enjoy a freshly painted main floor bathroom before we head upstairs and dive into the primary retreat - equipped with a walk-in closet, beautiful en-suite and overall space for your dream king bed setup. The second bedroom is ideal for a roommate, child, office or visiting guests - they will also love the access to another patio to soak up the southern sunshine along with their very own full bathroom right outside the door. Rounding out the perks are in-suite laundry, huge storage room + underground parking. A location centered around convenience: close to grocery, coffee shops, restaurants, parks and playgrounds while providing instant access to Stoney Trail. We're inviting you to act quickly at this price point - entry into this sought after community has never been more affordable!