



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

315 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2261115

\$538,900



Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Pantry		

Inclusions:	N/A
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Welcome to this bright & spacious end-unit townhome in the highly sought-after community of Aspen. With large windows facing 3 directions & an open-concept layout, this home is filled with natural light & designed for both comfort & style. The main floor features gleaming hardwood, a spacious living room with large windows & a step-up to the open kitchen & dining area. The kitchen is a chef's delight, complete with granite counters, raised eating bar, built-in storage, pantry, a convenient computer desk & powder room. Upstairs, you'll find a desirable double primary layout & both bedrooms feature their own ensuite bathrooms & walk-in closets, perfect for privacy or hosting guests. Enjoy the south-facing patio & garden, ideal for morning coffee or summer evenings, & take advantage of the unit's excellent location directly across from green space. Additional highlights include a double attached garage, plenty of visitor parking, & a new dishwasher (2023). All this in a prime location & walk to restaurants, coffee shops, grocery stores, shopping, & with quick access to downtown or a weekend escape to the mountains. You'll love living here!