



GRASSROOTS
REALTY GROUP

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**103, 25 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2274638



\$370,999

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		
Inclusions:	Built in Speakers and Sound System, Floating Shelves, Window Air Conditioning Unit		

Welcome to Valmont at Aspen Stone—this main floor unit is where lifestyle, location, and luxury converge. Located directly across the street from Guardian Angel School, and within a 10-minute radius of three of Calgary's most esteemed private schools. Transit is effortless with four bus stops within a 5-minute walk and the 69th Street SW LRT station less than a 5 minutes drive away. For weekend escapes, Stoney Trail is only 7 minutes drive away, connecting you quickly to major highways. Leisure options abound with the nearest golf club just 10 minutes away, numerous parks and pathways for nature walks, and local gems like Blush Lane Organic Market and the famous Ladybug Cafe; French bistro—just a 5-minute walk from your door. This beautifully appointed 2-bedroom, 2-bathroom condo offers 933 sq ft of thoughtfully designed living space. The kitchen is a true showpiece with waterfall granite countertops, stainless steel appliances, pendant lighting, and full-height cabinetry. The open-concept layout flows into the dining and living areas, enhanced by motorized remote-control sheer blinds, a Bose home theatre system, and a portable air conditioner included for year-round comfort. Large windows provide serene garden views, while the privacy-focused floorplan places bedrooms on opposite sides of the unit. The primary suite features a walk-through closet, blackout blinds, and a spa-inspired ensuite with soaker tub and tiled glass shower. A spacious in-suite laundry room adds convenience and storage. Additional perks include a heated underground parking stall located near the elevator, a separate storage locker, and a quiet location within the building. Residents enjoy fitness facilities, guest suites, a car wash, and ample visitor parking—all in a well-maintained, pet-friendly community. THIS UNIT OFFERS A RARE

BLEND OF LUXURY FINISHES, UNBEATABLE LOCATION, AND EVERYDAY CONVENIENCE IN ASPEN WOODS —PERFECT FOR FAMILIES, PROFESSIONALS, OR INVESTORS.