

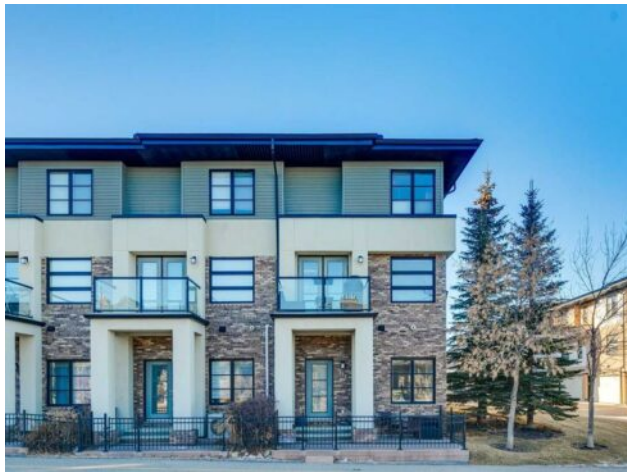


**GRASSROOTS**  
REALTY GROUP

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**212 Aspen Stone Boulevard SW**  
**Calgary, Alberta**

**MLS # A2279467**



**\$539,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,513 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 281
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, See Remarks		

**Inclusions:** n/a

Welcome to this stunning executive townhome located in the heart of Aspen Woods. This end unit will really catch your attention. Featuring 3 levels and over 1500 sq/ft of development, a double-attached garage, a sunny patio for morning coffee and big bright windows throughout. Stepping in, you're met with a large flex room as well as direct garage access. Up to the main floor, features include a wide-open floor plan, large kitchen with granite island, pantry, nook area, dining area and a large living room surrounded by windows and access to outdoor seating and evening BBQ's. Upstairs features matching primary bedrooms both with full ensuites as well as laundry. This home has everything you could possibly want, tall ceilings, hardwood flooring, privacy and yet, it's just steps to nearly 100 shoppes and stores. Aspen Landing is becoming one of the premier communities in Calgary and it's not hard to see why. Features include access to the mountains, downtown, shopping, parks, the Westside Recreation Center and some great restaurants too. Don't miss your opportunity to own in this very popular complex!