



**69 Aspen Hills Terrace SW
Calgary, Alberta**

MLS # A2291237



\$548,888

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,245 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Partial	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Natural Woodwork, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Mosaic of Aspen Hills, an upscale townhome community nestled in the highly sought-after Aspen Woods. This bright and beautifully refreshed townhome offers an ideal layout, exceptional natural light, and an unbeatable west Calgary location. The open-concept main floor is highlighted by dramatic two-storey windows that flood the home with natural light. The spacious kitchen features granite countertops, stainless steel appliances, a pantry, ample cabinetry, desk area, and a large eat-up island perfect for casual dining or entertaining. The adjacent dining area provides flexible space for hosting or everyday living. Hardwood flooring runs throughout the main and second level, adding warmth and elegance. Upstairs you’ll find two generously sized primary suites, each complete with full ensuite bathrooms and walk-in closets—a rare and highly functional layout. The upper-level laundry and oversized landing area add everyday convenience. Additional features include an attached double garage and an unfinished basement offering excellent storage or future development potential. This home has been professionally cleaned, freshly painted, and features brand new carpet, making it completely move-in ready. Enjoy living just minutes from boutique shopping and dining at Aspen Landing Shopping Centre, recreation at Westside Recreation Centre, top-rated private and public schools, scenic pathways, playgrounds, and quick access to 17th Avenue, Stoney Trail and the CTrain. Turnkey living in one of Calgary’s most desirable west-side communities. Book your showing today!