



**213 Aspen Hills Villas SW
Calgary, Alberta**

MLS # A2140559



\$579,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,234 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 267
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Freestanding bookshelf in basement

Welcome to this fabulous end unit in the sought after complex Mosaic at Aspen Hills. The perfect home for a savvy buyer looking to get into Aspen Woods as a first time home or investment. With low condo fees and timeless upgrades, this townhome features; hardwood flooring throughout the open-concept main floor, a grand kitchen with maple cabinetry, a full appliance package, an impressive island, granite counter tops & significant cabinet & counter space. With two dining options (or convert one to an open main floor den), working from home and hosting friends and family is a breeze. The large dining area is bright with the add'l windows exclusive to corner units. The living room is the ideal place to entertain or unwind with picture window overlooking the west facing patio and greenspace. Upstairs, 2 large bedrooms await each with their own 4-piece bathroom and walk-in closets. The upper level also offers built in storage plus a full nook area for an office/hobby space. Downstairs, the basement offers great space being partially developed with flooring, drywall, laundry and storage which leads to the attached double garage. Other updates include; newer Stainless Steel Microwave Hoodfan, Refrigerator, Dishwasher plus carpet on the upper level. This move-in ready home is in the perfect location with a sunny west-facing front yard overlooking the greenspace - it is sure to please! Call your favourite Realtor and set up a showing today! Aspen Woods is waiting for you!