



GRASSROOTS
REALTY GROUP

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331 Aspen Hills Villas SW
Calgary, Alberta

MLS # A2143670



\$499,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,019 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	See Remarks	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC(per 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions:	N/A
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Prepare to be impressed when you enter this superbly maintained 2 bedroom townhome with a terrific floor plan and perfect location at the Mosaic of Aspen Hills. This beautifully appointed home facing an open green space is constructed over two levels and enjoy the abundant natural light coming from this unit with its layout designed for easy living and entertaining. The main floor features a completely open floor plan with kitchen, large island with seating, quartz counter tops, premium cabinetry, stainless steel appliances, dining area and half bath along with hardwood flooring throughout main floor. On the second level you will find the spacious primary bedroom with two separate closets accommodating plenty of wardrobe space. You will also find the second bedroom that can be used as an office, 4 piece bathroom and upper floor laundry. Conveniently accessible below the main floor you will find your double attached tandem garage that can be used for parking two vehicles or add a gym and extra storage space. With its warm sense of community and only steps away from all of Aspen Landings amenities including transit, C-train schools, parks and bike trails. This home provides all the elements for relaxing, functionality and comfortable easy-care living. Visit our 3D tour and book your showing today.