



**308, 35 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2177752**



**\$399,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to this updated, 2 bedroom executive condo looking out into a peaceful aspen grove in the Valmont at Aspen Stone. This home is perfect for day-to-day living, yet equally suited to entertain family and friends. Enjoy the spacious kitchen which offers ample countertops, maple cabinetry, and plenty of storage. The open floor plan offers seamless interaction between the kitchen, great room, and dining area. The main living area is the perfect place to unwind at the end of the day or to entertain friends and family. Enjoy warm summer evenings on your private deck overlooking the Aspen grove and pond. The primary bedroom is a perfect sanctuary, it features a large walk through closet and a private 4-piece ensuite bath. The second bedroom is perfect for guests or use it as a study or office space. This great home comes complete with a conveniently located titled parking stall, assigned storage locker and a gas hookup for your BBQ. This move-in ready condo features new quality laminate flooring throughout, new lighting, new quartz counters and designer taps in the bathrooms and has been freshly painted. The amenities are excellent and include a well equipped fitness facility and a guest available for rent when needed. Steps to transit routes and walking paths. Easy access to Aspen Landing Shops, Westhills, West Springs Market, the new ring road, the mountains or to downtown! Call to view this stunning home today.