



**206, 45 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2186684



\$449,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,048 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 789
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: ATTACHED TV & BRACKET, 3 PHANTOM SCREENS, CALIFORNIA CLOSET SYSTEMS IN ALL CLOSETS

Welcome to this Exclusive Estate corner Unit in Valmont offering more than just a 2 Bedroom, 2 Bathroom situation! Unique end unit offers a great layout that allows the natural light to shine in all day! With 2 Balconies and a South Dining Window, it is both easy to find sunlight and shade when needed. This makes this unit stand out, with an East and South deck for morning coffee looking out to the Aspen Forest and Ponds, such a choice location, then the West and South deck for afternoon or evening sun. Phantom Screens on all three access doors, yes three – the Primary Bedroom also has access to the West Deck! Great finishings throughout, with Laminate, Tile and carpet floors, Granite c-tops, newer upgraded Stainless-Steel appliances, California Closet systems in the closets!! Primary has a great walk-in closet, and the Ensuite offers Double sinks, separate Soaker Tub & oversized Shower. Another 4-piece Bathroom for the 2nd Bedroom, spacious as well. In-suite Laundry, extra storage. The Living Room has a built-in TV cabinet, Designer lighting. Walking distance to Aspen Landing, great Restaurants, Grocery and Boutique Stores. Great pathway system to get out and enjoy one of the best communities in Calgary!! Quick access to Stoney Trail, the Rockies are only 45 minutes away! C-Train and Westside Rec Centre are 5 minutes, DT is 20 minutes! Everything is so convenient; you will love this location!