



**112, 45 Aspenmont Heights SW
Calgary, Alberta**

MLS # A2195326



\$409,900

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	920 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: None

Welcome to the DESIRABLE community of ASPEN WOODS! Here is an amazing opportunity to get into one of Calgary's most prestigious communities in Calgary! This fully renovated, and freshly painted 2-bedroom, 2-bathroom property is one of the highest upgraded units in the project. It is upgraded with GRANITE counters, exotic laminate floors, STUNNING bathrooms with vessel sinks, in-suite laundry, with In-floor heating system, auto shut-off valves in laundry & sinks + so much more!! Step into an OPEN CONCEPT design with a stylish kitchen complete with waterfall granite couters , stainless steel appliances, pendant lighting, tile backsplash, and full-height espresso and slow closing mechanism cabinetry, which were just professionally painted stone white in the shop ! Off the kitchen is a nice-sized living room perfect for entertaining with access to the large deck backing into a beautiful little forest and green and quiet space. Both bedrooms are large enough for all your bedroom furniture and the master features a walk-in closet and UPGRADED 5-piece ENSUITE with dual RAISED vanities, and modern tile. This unit has the TITLED HEATED underground parking stall #112 and a separate storage locker 13 and also there is plenty of storage in the laundry room in the unit itself. Complete with its own building fitness center, a few guest suites that can be rented 7 days a month at \$50/day, and loads of visitor parking, plus take advantage of the walking paths and forest behind the building or everything that Aspen Landing has to offer!