



**GRASSROOTS**  
REALTY GROUP

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**322, 45 Aspenmont Heights SW  
Calgary, Alberta**

**MLS # A2197228**



**\$429,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Outside, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, Street Lighting, Views		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 647
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Refrigerator, Dishwasher, Electric Stove, Washer, Dryer, All Window Coverings

Welcome to the Valmont at Aspen Stone, a secure and well-maintained complex offering a range of desirable amenities and an unbeatable location. Situated in a prime area close to schools, shopping, and public transportation, this top-floor unit combines convenience with comfort. Recently repainted throughout, it boasts a spacious, open-concept layout with abundant natural light pouring in through large west-facing windows. The unit features two generously sized bedrooms and two full bathrooms. As you step inside, you'll immediately notice the bright and airy atmosphere, enhanced by the gleaming hardwood floors that flow seamlessly into the kitchen. The kitchen is equipped with stainless steel appliances, a built-in dining area, and a beautiful waterfall countertop. The sunny living room, located just across from the kitchen, offers direct access to a west-facing balcony, where you can enjoy spectacular sunsets and fresh air. The primary bedroom is equipped with double walk-through closets and a luxurious 5-piece ensuite bathroom, which includes a relaxing soaker tub, perfect for unwinding after a long day. The second bedroom is spacious and versatile, ideal for guests, a home office, or a growing family. The unit also includes a well-appointed 4-piece main bathroom, as well as convenient in-suite laundry. For added convenience, this home comes with two parking stalls &ndash; one in the underground parking garage and another surface stall &ndash; along with a generously sized storage locker for all your extra belongings. The Valmont at Aspen Stone complex is known for its exceptional upkeep and offers fantastic amenities, including a fully equipped fitness centre, a guest suite for visitors, and secure bicycle storage. This is a fantastic opportunity for first-time homebuyers or investors seeking a property in a sought-after location. With its

excellent value, this unit is sure to impress!