



GRASSROOTS
REALTY GROUP

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231, 35 Aspenmont Heights SW
Calgary, Alberta

MLS # A2204778



\$339,500

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	658 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Concrete, Stone, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: \$ 428

LLD: -

Zoning: DC

Utilities: -

Inclusions: none

Welcome to luxurious main floor living in the prestigious Aspen Woods community! This stunning NEWLY RENOVATED condo offers a blend of elegance, modern design, and convenience, making it the perfect place to call home. Boasting 9 FOOT CEILINGS and an OPEN-CONCEPT layout, this residence is designed to maximize space and natural light. As you enter, you'll be captivated by the spacious kitchen, which features stainless steel appliances, QUARTZ COUNTERTOPS, a breakfast bar, and a quartz tile backsplash. Whether you're a culinary enthusiast or just enjoy casual dining, this kitchen is sure to impress. Adjacent to the kitchen is a cozy eating nook, perfect for morning coffee or casual meals. The west facing living room is a true highlight, with large windows that flood the space with sunlight. An electric FIREPLACE adds warmth and ambiance, making it an inviting spot to relax or entertain guests. The primary bedroom is a tranquil retreat, featuring DOUBLE CLOSETS for ample storage and a luxurious 4-piece ensuite. The ensuite bathroom boasts extended counter space and under-counter storage, offering both functionality and style. For added convenience, this condo includes a full-size stackable laundry, ensuring that daily chores are a breeze. Step outside to the back deck, complete with a BBQ gas line, and enjoy alfresco dining or simply to unwind. Residents of this building enjoy access to a shared GYM, perfect for maintaining an active lifestyle without leaving home. Additional amenities include a titled parking spot and a large storage unit, providing plenty of space for all your belongings. Don't miss this opportunity to experience luxury living in Aspen Woods. Close to all amenities, walking and biking paths, schools and shopping!

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