

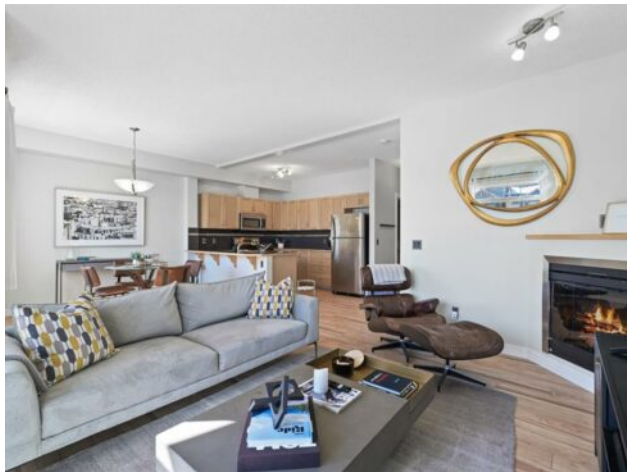


GRASSROOTS
REALTY GROUP

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**2205, 211 Aspen Stone Boulevard SW
Calgary, Alberta**

MLS # A2209420



\$419,999

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,169 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 765
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: DISHWASHER, ELECTRIC STOVE, RANGE MICROWAVE, REFRIGERATOR, WASHER, DRYER, WINDOW COVERINGS, GARAGE CONTROL, KEY FOB

Welcome to this beautifully designed 2-storey condo nestled in the sought-after Aspen Woods Estate. This two bedroom and two and a half bathroom condo blends function with design in all the right ways. The bedrooms and full bathrooms are located upstairs while the kitchen, dining area, family room, laundry, half bathroom and storage room are all located on the main level. The main floor boasts 9-foot ceilings making it feel extremely open and spacious. The large kitchen is complete with stainless steel appliances and ample cupboard space. The generous living and dining area flows seamlessly to a sun-soaked south-facing balcony, where natural light floods through oversized windows. You'll also find a sleek powder room with your in-suite laundry tucked conveniently inside. Upstairs, retreat to your primary bedroom, complete with a walk-in closet and a bright en-suite bath. The second bedroom is impressively large and features its own private south-facing balcony, which is perfect for morning coffees or golden hour lounging. The second bedroom is just steps away from another full bathroom. Want to turn this into a high-end rental? Or maybe you just love the seller's effortless taste in furniture? Good news—the option to purchase fully furnished is negotiable and everything is for sale! This residence is just steps away from two large shopping complexes (Mercato on 85th, Crave Cupcakes, Safeway, Co-op, Shoppers Drug Mart, Ladybug Caf  , Blush Lane, Blanco, Una Pizza, etc!), The West LRT Station, Westside Recreation Centre, top rated schools, playgrounds, and scenic walking paths. This location is a commuter's dream with easy access to Stoney Trail, quick trips downtown, and weekend escapes to the Rocky Mountains. Whether you're a family, young professional, a downsizer, or just craving the Aspen lifestyle, this condo is your key to living

well.