



GRASSROOTS
REALTY GROUP

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**57 Aspen Hills Common SW
Calgary, Alberta**

MLS # A2329544



\$539,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: none

Are you looking to live in a quiet neighbourhood with easy access to the Bow Valley? How about an Aspen Hills townhome? This 2 bed/2.5 bathroom home is set along a tiered courtyard and mature landscaping. The kitchen features an oversized quartz island, gas range, stainless steel appliances, pantry, large windows, balcony, natural light and breakfast nook/den. Finishing off this level is the living room, dining area, powder room and hardwood floors. Upstairs, you'll find the spacious dual primary bedroom layout perfect for a young professional or couple, both with grand windows and your choice of view, plus ensuite with quartz counters. Conveniently, note that the laundry room with storage is also on the upper level – an upgrade that is sure to impress. The partly finished lower level offers additional storage, room for all your shoes, wine and access to the double attached garage – this can also be a convenient home gym. Much of the home has been newly painted. Live surrounded by walking trails, nature reserves and parks. Close to transit, shopping and easy access to the mountains, this is the perfect new home for you. Walk to Ladybug Cafe, Aspen Landing or just a quick commute into DT. Call for a private showing today before She Gon'squ;