



GRASSROOTS
REALTY GROUP

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424 Aspen Meadows Hill SW
Calgary, Alberta

MLS # A2338322



\$899,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	3,236 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, No Neighbours Behind, Private, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,418
Basement:	Partial	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Elevator, Granite Counters, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Garage heater, Second wine fridge

OPEN HOUSE - Sunday, September 6 (12-2pm) WOW…. This is an URBAN LIFESTYLE on the Westside, let’s call it the Upper Westside…. This executive style LOFT has a definite Manhattan VIBE! This END UNIT, measuring 3236 sq ft is the largest in the complex, featuring three stories of luxurious style - tastefully finished throughout - an ELEVATOR servicing 4 levels, an oversized attached garage, 3 beds, 3.5 baths (2 en suites!), an AMAZING 3rd level living space… and bathed in the WARMTH of the SUN across all three levels - FANTASTIC! All of this just steps to the West LRT, the Westside Rec Centre and all the Westside has to offer…. direct access to the office downtown and a quick exit west to the mountains – an AMAZING LOCATION! Arriving you will appreciate the location, tucked away at the end of a short drive, your guests will enjoy guest parking steps from your door and the open courtyard as they approach your door. Inside…. ’ ceilings, hardwoods from wall to wall…. an inviting Great Room on the main level with wet bar, and a guest bedroom with full bath. On the second level you will love the primary retreat…. a large sleeping area, a soaker tub tucked in the corner, a 5pc en suite with a wonderful use of glass to harness the sun and a private balcony. There is a second bedroom on this level with a walk-in closet and private en suite. The Upper or 3rd level is the CHARM! Here you will find your GOURMET kitchen , dining space and living room, an open floor plan ideal for entertaining among friends and family. The kitchen features a professional series appliance package including a Wolf gas range, a large center island/breakfast bar and a WARM & BRIGHT southern exposure. High atop the third level, with no neighbours on three sides, this space harnesses the natural light providing

an engaging sense of space – WARM & BRIGHT!