



GRASSROOTS
REALTY GROUP

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57 Aspen Hills Terrace SW
Calgary, Alberta

MLS # A2348305

\$510,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: None.

Space, Style and a Great Location in Aspen Woods! Step out to your sunny south-facing patio, a great spot for summer BBQs and entertaining, looking out on mature trees and landscaping. Full of natural light, this townhome has over 1,100 sq ft of open-concept living with high ceilings, large windows and warm hardwood floors. A generous tiled entry leads into a bright living room that flows to the patio and the central dining area. The dining area has a built-in bar with seating, so there's room for family dinners and guests. The kitchen has full-height cabinetry, granite counters, a large island, stainless steel appliances, a gas range, a pantry and its own private balcony, ideal for morning coffee. A storage closet and 2-piece powder room finish the main floor. Upstairs, a flexible bonus space and convenient laundry sit between two large primary bedrooms, each with its own ensuite and walk-in closet. The layout works well for roommates, guests, multi-generational living or adult children. The rare fully finished lower level adds a versatile den for a home office, gym or playroom, plenty of storage, and direct access to the double attached garage. You also get nearby visitor parking, a charming courtyard and low condo fees. You're just minutes from Aspen Landing Shopping Centre, close to top-rated schools, parks and pathways, with quick access to Stoney Trail, downtown and the Rockies. Opportunities like this in Aspen Woods don't last. Book your private showing today!