

224 Aspen Stone Boulevard SW
Calgary, Alberta

MLS # A2231972

\$549,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,479 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

Experience life in Aspen Woods! Welcome to this stylish and well appointed 2 bedroom, 2.5 bath townhouse, perfectly suited for those who appreciate the vibrant lifestyle of Calgary's desirable West Side. The ground level features a versatile flex room, ideal as a home office, fitness space, or studio with direct access to the attached double garage. Upstairs, you'll be greeted by elegant hardwood flooring, rich maple cabinetry, granite countertops, and sleek stainless steel appliances. The open concept main living area includes a generous living room, with access to a deck, a dedicated dining space, and a cozy corner nook perfect for reading or a second work from home setup. A convenient powder room completes this level. The upper floor offers a spacious primary bedroom with a walk-in closet and a private 4 piece ensuite. A second well-sized bedroom accompanied by a 4-piece ensuite bath provide comfort and flexibility for family or guests and dedicated laundry room. This home has been freshly updated with brand new carpet and interior paint making it completely move in ready. Enjoy all that Aspen Woods has to offer, including excellent access to Stoney Trail, the Westside Rec Centre, Aspen Landing shopping, 69th Street LRT, and prestigious schools like Webber Academy. Make this your home today!