

227, 15 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2255088

**\$529,999**

Division:	Aspen Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,430 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,034
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: NA

Sophisticated design and a phenomenal location come together in this 1430 sq ft multi-level top floor condo in Valmont at Aspen Stone. A convenient dual primary bedroom layout offers incredible flexibility for families, downsizers or investors with each suite thoughtfully separated for ultimate privacy. The main floor is incredibly welcoming with a grand open plan with high-end upgrades and finishes. The sleek kitchen inspires culinary creativity featuring full height cabinets, stainless steel appliances, quartz countertops and a waterfall edge peninsula island with casual seating. A spacious dining area accommodates entertaining with ease while also functioning as a flexible work-from-home zone. Adjacent, the inviting living room is enhanced by a custom built-in media centre and oversized windows that fill the space with natural light, opening onto a glass railed balcony that makes barbequing and outdoor relaxation effortless. A generously sized primary bedroom on this level is styled with elegant lighting and dual walk-through closets that connect to a luxurious 5 pc ensuite boasting dual sinks, a soaker tub and a glass shower. Completing this floor are in-suite laundry with ample storage and a convenient powder room. Upstairs, a second private primary suite mirrors the sense of comfort with its own 4 pc ensuite and a custom walk-in closet, making it ideal for children, extended family, guests or even a flexible office space. 2 titled side-by-side parking stalls in the heated underground parkade plus a storage locker provide practical convenience. Residents enjoy access to on-site fitness facilities, guest suites, bike storage and abundant visitor parking. The location is exceptional with Webber Academy, Rundle College and other top schools nearby and a short walk connects you to the upscale shops and eateries of Aspen Landing including Ladybug Caf&eacute; and

Blush Lane. Westside Recreation Centre and the 69 Street LRT station are minutes away, offering quick access downtown. Scenic walking paths around the community wetland pond add a touch of nature to the everyday. This refined condo blends modern upgrades, thoughtful function and a lifestyle defined by both luxury and convenience! Open House Sat/Sun 12-2.