

## 12 Aspen Hills Terrace SW Calgary, Alberta

**MLS # A2217974**



# \$574,900

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Granite Counters, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 315
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** n/a

**\*\*OPEN HOUSE: May 10th & 11th - 1 PM to 3 PM\*\*** Welcome to effortless elegance in the heart of Aspen Woods. Tucked into the highly sought-after Mosaic of Aspen Hills, this 3-storey townhome delivers the perfect balance of upscale living and low-maintenance convenience &mdash; ideal for downsizers, first-time buyers, or professionals seeking a refined lock-and-leave lifestyle. Spanning nearly 1,500 sq ft across three thoughtfully designed levels, this home features 2 generously sized bedrooms&mdash;each with its own private ensuite and walk-in closets. The open-concept main level blends functionality with comfort. Enjoy rich hardwood flooring, a thoughtfully designed kitchen built for both function and flair with full-height dark-stained maple cabinetry, sleek granite countertops, a central island, and adjacent dining space&mdash;all seamlessly connected to a sun-splashed living room with access to a private balcony overlooking the landscaped courtyard. Whether you're hosting or unwinding, this layout is designed for easy living. On the ground floor, a spacious flex room offers options galore: home office, home gym, hobby studio&mdash;you decide. The double attached garage adds peace of mind with secure parking and extra storage, while the charming fenced front patio create a welcoming presence. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, and the West LRT station&mdash;this address delivers on location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and caf&eacute;s. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience you've been waiting for. This is a must see!