

## 111 Aspen Hills Villas SW Calgary, Alberta

**MLS # A2221820**



# \$539,900

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Unfinished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 266
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** N/A

OPEN HOUSE SAT 1-3 MAY 17. Welcome to Mosaic of Aspen Hills, nestled in Calgary's prestigious Aspen Woods neighborhood. Ideally situated just minutes from Aspen Landing shopping center, residents enjoy convenient access to shops, restaurants, top ranked schools, parks, public transit and a wealth of other amenities. This elegant three-bedroom, two-and-half-bathroom townhome offers a thoughtfully designed layout that is sure to impress. Entering into the home, hardwood floors flow throughout the main living area and kitchen. Upon entry, you are greeted by gleaming hardwood floors that flow seamlessly through the main living area and kitchen. The contemporary open-concept floor plan is bathed in natural light throughout the day, creating a warm and inviting atmosphere. This contemporary open floor plan is naturally well lit during the day. The gourmet kitchen features stainless steel appliances, a granite island countertop, and ample cabinetry for all your culinary needs. A dedicated dining area and a versatile den space overlook the private balcony, perfect for both relaxation and entertaining. The upper level hosts three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and a private ensuite bathroom. The lower level offers abundant storage space and provides direct access to the attached double garage. This beautifully home is an exceptional opportunity to live in one of Calgary's most desirable communities.