

**37 Aspen Hills Terrace SW**  
**Calgary, Alberta**

**MLS # A2280761**



**\$529,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 323
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Track Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Living Room TV Wall Mount/Bracket		

**\*\*OPEN HOUSE! &ndash; SUNDAY MARCH 1ST - 1PM - 3PM\*\*** IN THE HEART OF ASPEN WOODS Located in a quiet, established pocket of Aspen Woods, you&rsquo;re surrounded by top-rated schools, green space, and walking paths &mdash; with quick access to 17th Avenue and Stoney Trail. It&rsquo;s the kind of west-side location that keeps life convenient - In an area of the neighbourhood where the surrounding area is completed and you can settle in for the long term. This 2 bedroom **DOUBLE MASTER PLAN** with an attached **DOUBLE GARAGE** gives you what you are looking for. The main floor is wide open with windows and anchored by a beautifully appointed kitchen. Features include **RICH DARK CABINETRY, STONE COUNTERTOPS, SLATE MOSAIC BACKSPLASH, AND A GAS RANGE.** The central island adds both function and flow &mdash; not always found in this style of home - offering comfortable seating and a natural gathering point for everyday living and effortless entertaining. Bright, open, and welcoming, this level feels as good as it looks. Upstairs, you&rsquo;ll find **TWO SPACIOUS BEDROOMS &mdash; EACH WITH ITS OWN ENSUITE AND WALK-IN CLOSET,** a rare and highly functional layout ideal for guests, roommates, or long term flexibility. Ceiling fans in both bedrooms, timeless stone and tile finishes, and a dedicated **UPPER-LEVEL LAUNDRY ROOM WITH STORAGE** add comfort and efficiency where it counts. The lower level provides additional storage or home gym potential and connects directly to the **DOUBLE ATTACHED GARAGE,** making daily routines seamless year-round. Major updates include a **NEW FURNACE (2019), NEW WASHER & DRYER (2019), AND RECENTLY REPLACED REFRIGERATOR AND DISHWASHER.** Thoughtful extras like USB outlets, timer switches on bathroom fans, and an

updated kitchen faucet reflect true pride of ownership, as well as meticulous maintenance and upkeep for all aspects of the home. Upgraded top down/bottom up Hunter Douglas Blinds are throughout the home, including blackout blinds in the bedrooms. Minutes to Aspen Landing Shopping Centre, Westside Recreation Centre, C-Train access, and with Stoney Trail close by for an easy mountain escape &mdash; this home offers the perfect blend of comfort, convenience, and low-maintenance living. Clean. Functional. Move-in ready. This is Aspen living done right.