

## 209, 45 Aspenmont Heights SW Calgary, Alberta

**MLS # A2337457**



# \$515,000

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Woods                                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)            |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit                    |               |                   |
| <b>Size:</b>     | 1,432 sq.ft.                                  | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2                                             | <b>Baths:</b> | 1 full / 2 half   |
| <b>Garage:</b>   | Assigned, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                             |               |                   |
| <b>Lot Feat:</b> | -                                             |               |                   |

|                    |                                              |                   |                 |
|--------------------|----------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | In Floor, Natural Gas                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate               | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | \$ 1,082        |
| <b>Basement:</b>   | -                                            | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                            | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Open Floorplan |                   |                 |

**Inclusions:** N/A

OPEN HOUSE Saturday Sept 26th from 11am - 1pm!! WOW&mdash;this is penthouse living with a view! Overlooking the peaceful Aspen Woods pond, this unique multi-level 2-bedroom, 2.5-bathroom penthouse in Valmont at Aspen Stone offers a rare combination of privacy, natural beauty and incredible walkability&mdash;all just steps from the shops, restaurants and amenities of Aspen Landing. Step inside to soaring ceilings, oversized windows and an abundance of natural light, complemented by stylish, ultra-durable vinyl plank flooring. The bright, timeless kitchen is designed to impress with quartz countertops, a striking waterfall edge, eating bar, crisp cabinetry and upgraded stainless steel appliances&mdash;all opening beautifully into the main living space. The main level features a spacious bedroom with double closets and its own private 5-piece ensuite, complete with dual sinks, a soaker tub and separate shower. A convenient powder room completes this floor. Upstairs is where this home gets especially interesting! With its own private entrance from the building&rsquo;s third floor, the entire upper level is dedicated to an impressively spacious second bedroom. It features a huge walk-in closet large enough to double as a flex room, office or den&mdash;creating a private retreat unlike anything you&rsquo;ll find in a typical condo. And then there&rsquo;s the balcony! Step outside to your oversized private outdoor space overlooking the pond, mature trees and walking path&mdash;a peaceful backdrop for morning coffee, evening wine or simply enjoying the view. Even better, this penthouse comes with TWO parking spaces&mdash;a titled underground stall plus an assigned outdoor stall&mdash;as well as in-suite laundry and your own private storage area. Valmont residents also enjoy a fitness room conveniently located just down the hall, guest suites for

overnight visitors and visitor parking right at the front entrance. And the location? Hard to beat. Walk to Aspen Landing, stroll the pond and pathways right outside your door, and enjoy quick access to schools, parks, restaurants, 17th Avenue and Bow Trail. A one-of-a-kind multi-level penthouse, beautiful water views, two parking spaces and one of Calgary's most desirable west-side locations—this one is definitely worth a look!