

403, 35 Aspenmont Heights SW  
Calgary, Alberta

MLS # A2239586



# \$425,000

|                    |   |                   |                 |
|--------------------|---|-------------------|-----------------|
| <b>Heating:</b>    | Hot Water   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Cork  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 744          |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Vinyl Windows |                   |                 |
| <b>Inclusions:</b> | N/A   |                   |                 |

OPEN HOUSE Sunday August 17th, 12-3 pm Enjoy top-floor living in your spacious new home in Valmont at Aspenstone. This bright, spacious corner unit comes to market offering an open concept, and corner unit privacy with room to move you won't find in the condominiums being built today. The kitchen offers a generous amount of cabinetry and storage, as well as beautiful granite counters and stainless steel appliances. The main living area is warm and inviting with 10 foot ceilings, a fireplace, and windows looking out onto your large outdoor balcony (gas-line equipped). The primary bedroom offers privacy and comes with his and her closets and a spacious 3-piece ensuite. The secondary bedroom is impressively large and versatile with space for an office or a small workout area, or can be used as the primary bedroom with access to a 4-piece bathroom. Other great benefits of this spotless, like new home, include oversized, separate secure storage, heated, titled underground parking, generous visitor parking, and gym / guest suite amenities in the adjacent Aspenmont building. Blush Lane, Cafes, and Aspen Landing Shopping Centre are an easy walk past Aspen Lake and the pond. LRT and transit are nearby, as are some of the city's best schools. And easy access to the ring road makes getting around to other areas very convenient. Call today to schedule your private viewing and experience firsthand the exceptional lifestyle this home has to offer!