



115 Aspen Hills Villas Calgary Alberta

\$568,000

Welcome to this meticulously maintained end-unit townhouse, an exceptional find in the highly desirable Mosaic of Aspen Hills. Its prime location, coupled with contemporary upgrades and an abundance of natural light, makes it a standout in the community. From the moment you arrive, the inviting front courtyard--perfectly positioned on the southwest corner of the complex--greet you. This charming outdoor space offers an ideal setting for relaxing afternoons and stylish outdoor entertaining. Step inside and experience the spaciousness of this sun-drenched end unit. The main floor impresses with gleaming hardwood floors, oversized windows (a hallmark of the end-unit design), and an open-concept layout that accommodates both everyday living and hosting guests. The kitchen is a chef's dream, featuring custom cabinetry with motion activated under-cabinet lighting, a large central island with elegant granite countertops, and a designer automatic kitchen faucet. A generous pantry and a breakfast nook/flex space offer versatility, perfect for a casual dining area or home office. Adjacent to the kitchen is the central dining area and a bright, expansive living room, bathed in the warmth of south and west-facing sunlight. A convenient half bath completes this level. Ascend the stairs--illuminated by sleek Wyz-controlled LED lighting--to discover the upper level, where two spacious primary suites await. Each bedroom is thoughtfully designed with large walk-in closets and private ensuites, ensuring comfort and privacy. The west-facing bedroom also features tinted windows. Additionally, a versatile flex space with newer laminate flooring provides the perfect setting for a home office or additional living space. The fully developed basement adds further value to this remarkable home. With engineered laminate flooring throughout, it includes a laundry area with a convenient sink,...

Recreational, Games room 10.83 Ft x 13.00 Ft
Storage 3.08 Ft x 3.83 Ft
Furnace 5.42 Ft x 5.08 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft
Breakfast 5.17 Ft x 7.50 Ft
Dining room 17.25 Ft x 7.33 Ft

Kitchen 12.92 Ft x 13.17 Ft
Living room 13.83 Ft x 12.50 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 11.25 Ft x 11.92 Ft
Primary Bedroom 12.33 Ft x 12.00 Ft

Listing Presented By:



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Foyer 4.00 Ft x 6.08 Ft

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