



## 12 Aspen Hills Terrace Calgary Alberta

\$564,900

Welcome to effortless elegance in the heart of Aspen Woods. Tucked into the highly sought-after Mosaic of Aspen Hills, this 3-storey townhome delivers the perfect balance of upscale living and low-maintenance convenience -- ideal for downsizers, first-time buyers, or professionals seeking a refined lock-and-leave lifestyle. Spanning nearly 1,500 sq ft across three thoughtfully designed levels, this home features 2 generously sized bedrooms--each with its own private ensuite and walk-in closets. The open-concept main level blends functionality with comfort. Enjoy rich hardwood flooring, a thoughtfully designed kitchen built for both function and flair with full-height dark-stained maple cabinetry, sleek granite countertops, a central island, and adjacent dining space--all seamlessly connected to a sun-splashed living room with access to a private balcony overlooking the landscaped courtyard. Whether you're hosting or unwinding, this layout is designed for easy living. On the ground floor, a spacious flex room offers options galore: home office, home gym, hobby studio--you decide. The double attached garage adds peace of mind with secure parking and extra storage, while the charming fenced front patio create a welcoming presence. Set within walking distance of top-rated public and private schools (including Webber, Rundle, and Guardian Angel), endless parks and pathways, and the West LRT station--this address delivers on location. Shop, dine, and run daily errands within minutes at Aspen Landing, Blush Lane, and nearby boutiques and cafes. This is stress-free living tailored for modern lifestyles. Come home to quality, comfort, and the Aspen experience you've been waiting for. This is a must see! (id:6769)

Other 10.00 Ft x 10.33 Ft

Other 13.75 Ft x 8.67 Ft

Furnace 6.75 Ft x 4.17 Ft

Kitchen 11.83 Ft x 13.33 Ft

Dining room 12.08 Ft x 7.50 Ft

Other 5.25 Ft x 6.42 Ft

Living room 13.75 Ft x 12.17 Ft

Other 9.00 Ft x 7.00 Ft

Laundry room 6.25 Ft x 7.00 Ft

Primary Bedroom 12.92 Ft x 10.08 Ft

Bedroom 10.58 Ft x 11.83 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

3pc Bathroom 8.00 Ft x 5.00 Ft

2pc Bathroom 4.83 Ft x 4.83 Ft

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