



## 416 Aspen Meadows Hill Calgary Alberta

\$880,000

Luxury townhome in Aspen Woods offering over 3600 sqft across 4 levels, private elevator for easy access to every floor! Double attached garage and 2 spacious bedrooms, each with its own Ensuite. This is one of the most coveted Floor-plans in the complex "The Manhattan" and it truly delivers that New York vibe! Experience Lofted ceilings, exposed brick feature walls and loads of natural light through floor-to-ceiling windows. Plus it backs onto a residential area, which means less noise when enjoying your outdoor spaces. The top floor serves as the main living space, where elegance meets charm in an elevated open concept layout. Here you'll find the gourmet kitchen, dining room, living room and balcony overlooking the beautiful courtyard all flowing seamlessly together. The top of the line kitchen features a massive Island, high end appliances (sub-zero, wolf, ASKO) abundance of custom cabinetry, including pantry cupboards and deep pot drawer, everything you would expect in a luxury home. On the second floor you'll find both bedrooms and convenient laundry room. The Primary is a true retreat! Spacious is an understatement here, spa like ensuite with separated shower/toilet combo, walk in closet and a private balcony! The main floor is tailored for entertaining featuring a stylish a wet bar, Island with additional seating and two beverage fridges, one equipped with ice, the other perfect for wine storage. 3rd balcony with BBQ gas line, living room with extended flex space (set up as a sitting room) as well as a full bathroom and generous office (which could easily be converted to a 3rd bedroom if desired) throughout the home you will find an abundance of custom built in's, in the kitchen, living areas, closets and more. The entire home is wired for sound and both ensuites have in-floor heat for added comfort. More extras include a newer hot water tank (2024) a massi...

4pc Bathroom 5.67 Ft x 10.08 Ft  
5pc Bathroom 10.08 Ft x 20.00 Ft  
Bedroom 14.75 Ft x 15.08 Ft  
Primary Bedroom 11.58 Ft x 19.33 Ft  
Other 10.67 Ft x 5.92 Ft  
2pc Bathroom 5.50 Ft x 4.42 Ft

Dining room 10.50 Ft x 19.58 Ft  
Kitchen 10.00 Ft x 25.50 Ft  
Living room 20.42 Ft x 14.42 Ft  
4pc Bathroom 8.25 Ft x 5.00 Ft  
Living room 10.33 Ft x 25.50 Ft  
Office 14.50 Ft x 12.08 Ft

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Listing Presented By:



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