

# Welcome Home to

14 Aspen Hills Terrace SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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*Top 1% Nationally*



Nicely appointed 3 Bedroom townhome in desirable Aspen Woods. This unit is perfect for snowbirds, professionals, and families alike. The second level with large windows is bright and open. The kitchen offers stainless steel appliances, granite counters, ceiling height cabinets, large island with storage and pantry. The dining and living areas open onto a nice sized balcony overlooking the courtyard. A 1/2 bath and laundry room complete this level. On the 3rd level you will find 3 bedrooms and a full bath. The master suite features a walk-in California closet & ensuite with oversized walk-in shower, granite counters and stone tile backsplash. Beautiful hardwood floors and neutral tones throughout. The main level enters onto a foyer that is large enough to use as a home office separate from your living space. The garage entrance, utility room and 2 storage closets complete this space. You'll appreciate the covered main door leading to the east facing fenced patio perfect for those warm summer nights. Located steps to Webber Academy & Calgary Academy. Walking or ride your bike to the amenities of Aspen Landing. Minutes to Rundle College and Ambrose University. Close to Winsport & Glencoe Golf & Country Club. Easy access to Glenmore Trail & 17th Ave.





**MLS:** A1025346  
**Year Built:** 2009  
**Style:** 3 Storey  
**Type:** Four Plex  
**Total SqFt:** 1,335  
**Taxes (2019):** \$2,704  
**Condo Fees:** \$244/Monthly  
**Beds:** 3  
**Baths:** 2 Full, 1 Half  
**Parking:** Insulated, Double Garage Attached, Garage Faces Rear

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry



Storage	6`8" x 4`1"	M
Kitchen:	11`11" x 13`4"	2ND
Dining Room:	13`9" x 7`5"	2ND
Master Bed:	13`9" x 11`7"	3RD
Bed Room:	8`5" x 9`6"	3RD
Bed Room:	8`4" x 14`8"	3RD

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