

410 Ascot Circle SW
Calgary, Alberta

MLS # A2230505



\$568,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,225 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Heated Garage, Tandem		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d79
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: n/a

**** Open House Saturday, June 14, 1-3 pm **** Surrounded by environmental reserves, including picturesque ponds, woods, ravines and walking paths, this exclusive townhouse at The Enclave of Castle Keep offers you a peaceful retreat and an exceptional lifestyle in the heart of Aspen Woods. This immaculate property offers a desirable dual primary bedroom floor plan and offers the enviable, private location of backing directly onto the treed forest reserve. The main floor tiled entry welcomes you in and provides direct access to the attached, heated, tandem double garage. You'll love entertaining in the open concept second level, showcasing hardwood floors throughout, spacious kitchen with quartz counters, ample cabinetry and pantry, stainless steel appliances including gas range, breakfast bar, dining and living room and tiled electric fireplace with tiled front, providing a cozy and relaxing ambiance. The highlight of the level is the spacious deck with gas BBQ line, backing to the wooded reserve, providing an abundance of relaxing privacy. Retire to the top floor, where 2 primary bedrooms, each with spa-like ensuite baths and ample-sized walk in closets, await the end of the day. Laundry and linen closet is on this level — so convenient! Located just minutes from shopping centres, upscale boutiques, chic cafes, restaurants and wine bars of Aspen Woods, Westside Recreation Centre, along with Calgary's top prestigious schools (Webber Academy, Rundle College) plus local schools close by, this home offers an unforgettable location. With easy access to major routes like Stoney & Bow Trail, your escape west to the mountains is a breeze, & the commute to downtown is made that much easier with the proximity to 69th Street LRT station. Seize your opportunity to call all this home — book your viewing today!