

221 Ascot Circle SW
Calgary, Alberta

MLS # A2159821



\$609,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,552 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, See Remarks, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views, Wetland		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: none

Immaculate end unit Townhome in The Enclave in Castle Keep, in desirable Aspen Woods. Lovingly maintained and with 1,550 sq.ft. of stylish and functional space, the open concept design showcases the luxury 3 ¼” Lauzon hardwood flooring complimented by the neutral tones and a ton of natural light. The living room features a modern electric fireplace complete with decorative tile facing and a mantle and provides access to your balcony with BBQ gas line, which overlooks the private treed courtyard. The sleek kitchen has Caesarstone countertops, under cabinet lighting, Kinetico K5 drinking water station, a pantry, a raised breakfast bar with overhead designer pendant lights and is located right next to the dining room. Completing the floor is a convenient 2-piece powder room for guests. The top floor has a large primary suite, complete with a large walk-in closet and 3-piece ensuite plus 2 more generously sized bedrooms and a 4-piece main bathroom. As an added convenience, the stacked laundry is also located on this floor. A double attached, tandem garage will easily accommodate 2 vehicles. This stunning property is located close to Webber Academy, Calgary Academy, more local schools, Aspen Landing Shopping centre, West Side Recreation centre and the C-Train, plus an easy commute to downtown, Westhills Shopping Centre, Sarcee Trail, Crowchild Trail and Glenmore Trail. This beautiful turnkey End unit shows immaculately and with its clean, sleek interior and desirable location. Schedule your private tour today!