



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**311 ASCOT Circle, Calgary T3H0X2**

MLS® #: **A2123696**

Area: **Aspen Woods**

Listing Date: **04/18/24**

List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **732 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**  
Low Sqft:  
Ttl Sqft: **1,151**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **3 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Landscaped**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Cement Fiber Board,Shingle Siding,Stone**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Lower</b>	<b>10`0" x 4`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 7`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 11`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`3" x 2`11"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>13`2" x 13`2"</b>

Room	Level	Dimensions
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>20`0" x 30`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`2" x 13`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`10" x 5`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$307**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d79**

Legal Desc: **1211613**

Remarks

Pub Rmks: **This stunning property in the Aspen Woods community provides not only a convenient location close to schools, public transportation, and Aspen Landing but also offers easy access to the newly completed Stoney Trail. As you enter the home, you are welcomed by a spacious foyer on the first level, which provides access to the tandem heated garage. The well-maintained unit features 9-foot ceilings, modern colors, and high-end finishings throughout. The main level showcases hardwood floors, quartz counter tops, ample natural light, a South-West facing patio with a BBQ gas line, a generously sized dining and living room area with an electric fireplace, and a convenient half bath. Moving upstairs, you will find two large bedrooms, a luxurious 5-piece bath with double sinks, an upstairs laundry facility, with a new washer and dryer and a spacious walk-in closet in the master bedroom. The inclusion of energy-efficient lighting enhances the warmth and welcoming ambiance of the space. Strategically situated near walking paths, bike trails, schools, transit options, shopping centers, and much more, this property offers a lifestyle of convenience and accessibility. With the added bonus of a new hot water tank installed in April 2022 and having only had one set of owners since construction, this home is truly a gem waiting to be discovered.**

Inclusions: **N/A**  
Property Listed By: **Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













