

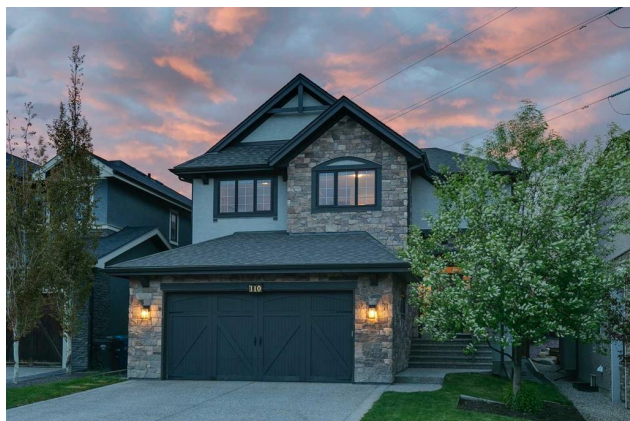


THE
A-TEAM

**RE/MAX
FIRST**

110 ASCOT Crescent, Calgary T3H 0V1

MLS®#: **A2136633** Area: **Aspen Woods** Listing Date: **05/31/24** List Price: **\$1,130,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,553 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,523**
 Low Sqft:
 Ttl Sqft: **2,523**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,Yard Lights,Rectangular Lot,Views**

Park Feat:

Aggregate,Double Garage Attached,Garage Faces Front,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`1" x 13`6"	Dining Room	Main	14`5" x 12`0"
Living Room	Main	17`0" x 14`5"	Foyer	Main	11`2" x 8`8"
Den	Main	12`5" x 10`0"	Mud Room	Main	11`2" x 5`0"
Family Room	Basement	29`9" x 13`9"	Game Room	Basement	15`2" x 13`3"
Furnace/Utility Room	Basement	18`9" x 8`4"	Loft	Second	14`7" x 12`5"

Laundry
Bedroom
Bedroom
4pc Bathroom
2pc Bathroom

Second 10`4" x 5`2"
Second 13`4" x 10`4"
Basement 11`1" x 10`8"
Second
Main

Bedroom - Primary
Bedroom
5pc Ensuite bath
4pc Bathroom

Second 14`7" x 12`6"
Second 13`0" x 10`3"
Second
Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1111263**

Zoning:
R-1

Remarks

Pub Rmks: **Your dream home awaits at Castle Keep! A hidden gem of newer homes in Aspen Woods secluded on a private crescent, this home provides the privacy you've long been searching for with no neighbors behind you! This luxury home offers over 3700sqft. of thoughtfully curated space perfect for those growing families. Minutes from the highly sought after Weber Academy and other top-rated public and private schools. As you pull up, you'll notice the beautiful exterior facade featuring elegant natural stone and stucco as well as an aggregate front driveway and entry. The spacious foyer is perfect for welcoming family and friends. The main floor features timeless hardwood floors throughout, a chefs kitchen with built-in appliances and an oversized kitchen island perfect for entertaining. You also have a dedicated open space office that could easily be converted into a playroom. A double-sided fireplace with natural stone features splits the spacious living and dining space which opens up to your backyard oasis! The thoughtfully designed no maintenance deck provides ample space to enjoy family time and enjoy the beautiful sunsets Calgary offers. The professional landscaping provides the privacy you've always desired along with underground irrigation and AC for your convenience. The mudroom completed with California closets leads to your oversized garage with a Gladiator shelving system for your storage needs. Upstairs, you are greeted to a well-appointed bonus room where you can unwind with your loved ones from a long day. The large primary retreat just steps away offers a spa like en-suite with double vanities, a soaker tub and an upgraded tiled shower leading to your large walk-in closet! Bedrooms two and three are larger than your average with an additional full bath separating the two. Completing this space is an additional loft/flex space perfect for the kids to study as well as a dedicated laundry room equipped with a folding counter and plenty of storage. The professionally developed basement offers room to host large gatherings and games nights featuring a dry bar with both a wine fridge and bar fridge plus an additional bedroom and full bath for guests. Upgrades include, larger windows throughout providing loads of natural light, a reverse osmosis system equipped with a water softener, built-in speakers in the basement for your home theatre needs, central vac and attachments, California Closet installs, built-in media units and much more! Just steps from the new ring road, a short drive to the Rocky Mountains and a quick commute to downtown, this home has it all and shows 10/10. Book your private tour today before it's too late!**

Inclusions: **All TV Mounts included, Gladiator shelving system in garage**
Property Listed By: **Century 21 Bamber Realty LTD.**

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



