

**160 ASCOT Point, Calgary T3H 0W9**

MLS®#: **A2141455** Area: **Aspen Woods** Listing **06/17/24** List Price: **\$559,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **871 sqft**  
 Lot Shape:

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Cedar,Composite Siding,Mixed,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Slab**  
 Kitchen Appl: **Electric Oven,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`1" x 8`11"	Dining Room	Main	11`6" x 10`10"
Living Room	Main	15`2" x 8`3"	Other	Main	9`9" x 6`8"
Laundry	Upper	3`3" x 3`2"	Bedroom - Primary	Upper	12`0" x 11`1"
Bedroom	Upper	11`1" x 10`11"	2pc Bathroom	Main	5`10" x 3`8"
4pc Ensuite bath	Upper	7`11" x 4`11"	3pc Ensuite bath	Upper	7`7" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$334**

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

Zoning:  
**M-1 d79**

Legal Desc: **1211613**

Remarks

Pub Rmks: **Open House - Sunday 30th June at 12:00 pm - 2 pm - Welcome to the Enclave of Castle Keep in Aspen Woods, where serenity and conveniences are just steps from your personal retreat. Boasting 2 bedrooms, 2.5 bathrooms, and one of the most enviable locations in the complex, this home offers an unbeatable combination of luxury and relaxation. Bask in the bright views from the living room, patio, deck, or primary bedroom, as you soak in the peaceful ambiance of the surrounding natural beauty with its lush nature reserves and picturesque ponds. The interior of the home is equally impressive, with a spacious kitchen design featuring ample cabinetry, quartz counters, and stainless steel appliances. The dining and living spaces feature gorgeous hardwood floors, providing both a cozy and relaxing ambiance. Upstairs, you'll find 2 spacious bedrooms, each featuring its own ensuite complete with stacked laundry in the hallway for your convenience. The entry level of this unit features a double tandem garage, providing ample parking and storage. Located close to walking paths, Aspen Landing Shopping Centre, parks, and private schools, with easy access to the mountains, downtown, 85th Street, 17th Avenue, and Stoney Trail. Don't miss out on the opportunity to own this lovely sought-after property.**

Inclusions: **N/A**  
Property Listed By: **Sotheby's International Realty Canada**

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











