



THE
A-TEAM

**RE/MAX
FIRST**

70 ASCOT Crescent, Calgary T3H 0V1

MLS® #: **A2144680** Area: **Aspen Woods** Listing Date: **06/28/24** List Price: **\$1,570,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **10,667 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,040**
 Low Sqft:
 Ttl Sqft: **3,040**

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Many Trees**
 Park Feat: **Covered,Triple Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`0" x 11`3"	2pc Bathroom	Main	4`11" x 6`4"
Office	Main	9`11" x 10`2"	Mud Room	Main	7`11" x 6`1"
Walk-In Closet	Main	6`8" x 8`0"	Kitchen	Main	19`11" x 17`10"
Dining Room	Main	12`5" x 15`6"	Pantry	Main	4`5" x 7`11"
Living Room	Main	15`11" x 16`11"	Bedroom	Second	12`0" x 13`0"
Walk-In Closet	Second	5`7" x 5`8"	Bedroom	Second	11`0" x 13`7"
4pc Bathroom	Second	4`11" x 8`6"	Bedroom - Primary	Second	16`6" x 13`0"

Walk-In Closet	Second	10`4" x 8`5"	5pc Ensuite bath	Second	11`4" x 14`2"
Laundry	Second	5`8" x 8`8"	Bonus Room	Second	12`7" x 16`11"
Furnace/Utility Room	Basement	18`3" x 12`2"	Bedroom	Basement	11`4" x 12`4"
4pc Bathroom	Basement	9`7" x 9`7"	Flex Space	Basement	11`11" x 20`0"
Bedroom	Basement	12`6" x 15`1"	Game Room	Basement	16`7" x 16`5"
Other	Basement	3`8" x 6`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1111263**

Remarks

Pub Rmks: **Popular and Fancy community and back into the walkway. Castle Keep, an exquisite enclave of estate homes in Aspen Woods. This two storey walkout, measures 3016 sq ft, on a 991m, pie-shaped lot, backing the woods - THE SOUNDS OF NATURE LIVE HERE! A short walk to Webber Academy and Aspen Landing and all the Westside Rec. Centre has to offer. This is a Homes By Avi custom build.... 9' ceilings, wideplank hardwoods, quartz counters throughout, B/I speakers, Central A/C, hardboard siding, aggregate drive, professionally landscaped and an OVERSIZED THREE CAR GARAGE! On the main you will love the bright open plan that plays to the trees. The kitchen highlights an oversized island and breakfast bar, gas cooktop, wall oven and butlers pantry with wine fridge. The great room and open dining space play to the woods and lead to a wonderful private deck overtop of the trees. Upstairs, the master enjoys a 5pc ensuite with in-floor heat and generous walk-in closet. There are two add'l well-sized beds and a Bonus Room overlooking the ravine. Enjoy bright basement life with HEATED floor! Only a few minutes from Glenmore Tr., Stony Trail, and 17th Ave.**

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











