

108 ASCOT Point, Calgary T3H 0W9

MLS®#: **A2157841** Area: **Aspen Woods** Listing Date: **08/14/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **-\$24k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **2,142 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,562**
 Low Sqft:
 Ttl Sqft: **1,562**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Central Vacuum,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"	Furnace/Utility Room	Basement	7`6" x 10`7"
Dining Room	Main	11`0" x 10`9"	Kitchen	Main	11`9" x 16`0"
Living Room	Main	20`4" x 11`4"	3pc Bathroom	Third	8`3" x 5`11"
4pc Bathroom	Third	8`3" x 7`4"	Bedroom	Third	10`6" x 11`6"
Bedroom	Third	10`0" x 11`3"	Bedroom - Primary	Third	11`10" x 15`2"

Legal/Tax/Financial

Condo Fee:
\$371

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d79

Legal Desc: **1211613**

Remarks

Pub Rmks: **Welcome to 108 Ascot Point SW, a stunning three-bedroom corner unit nestled in the prestigious Enclave of Castle Keep in Aspen Woods. This stunning residence underwent a high-end renovation in 2020, showcasing meticulous attention to detail and premium finishes. Enjoy the comfort of the central air conditioning, water softener, humidifier and central vacuum system, complemented by new carpet, fresh paint, and sophisticated pot lighting throughout. The kitchen is a chef's dream with quartz countertops, a Kraus black granite sink, and top-of-the-line Fisher Paykel appliances and a JennAir microwave drawer. Each bathroom showcases new Toilets, Brizo faucets and high-end hardware, while California closet systems enhance storage in each bedroom closet. The laundry room includes high end Electrolux stacked washer and dryer. The living area is enhanced by a Dimplex electric fireplace, while faux paneling and wallpapered feature walls add a touch of elegance. The garage includes a large mechanical/storage room and is cleverly designed, with a deep bay converted into a home gym area complete with rubber flooring and a TV. Enjoy your private, serene deck backing onto a green space. This development is beautifully enhanced by a picturesque pond and conservation area with mature trees, providing a tranquil escape. Conveniently located near shopping, dining, and private and public schools, this home blends luxury with the practicality of a lock and go lifestyle, making it the ultimate retreat in Castle Keep. Carpets Freshly Cleaned. Fridge cleaned and water filter parts replaced. Over \$150,000.00 put into renovations in 2020.**

Inclusions: **none**
Property Listed By: **Royal LePage Benchmark**

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













