



THE
A-TEAM

**RE/MAX
FIRST**

221 ASCOT Circle, Calgary T3H 0X2

MLS®#: **A2159821** Area: **Aspen Woods** Listing Date: **09/03/24** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **1,086 sqft**
 Lot Shape: **20.7' x 52.5**

Finished Floor Area
 Abv Sqft: **1,551**
 Low Sqft:
 Ttl Sqft: **1,551**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Views,Wetlands**
 Park Feat: **Double Garage Detached,See Remarks,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 15`6"	Kitchen	Main	13`2" x 10`1"
Dining Room	Main	13`11" x 11`2"	2pc Bathroom	Main	5`7" x 4`11"
Balcony	Main	9`6" x 6`11"	3pc Ensuite bath	Upper	7`10" x 4`10"
Bedroom	Upper	11`11" x 10`2"	Bedroom	Upper	8`10" x 7`10"
4pc Bathroom	Upper	8`1" x 6`4"	Bedroom - Primary	Upper	11`7" x 11`1"
Foyer	Lower	14`0" x 4`0"	Furnace/Utility Room	Lower	13`8" x 3`5"

Condo Fee:
\$375

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d79

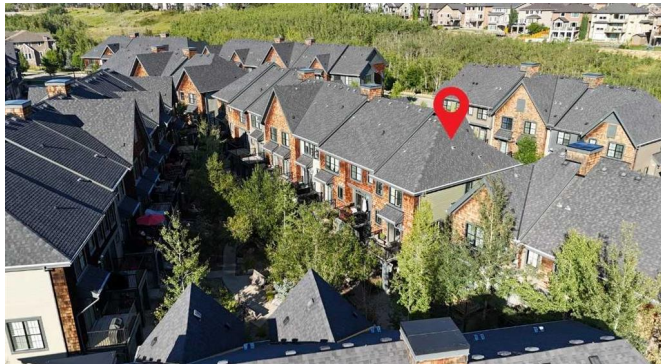
Legal Desc: **1211613**

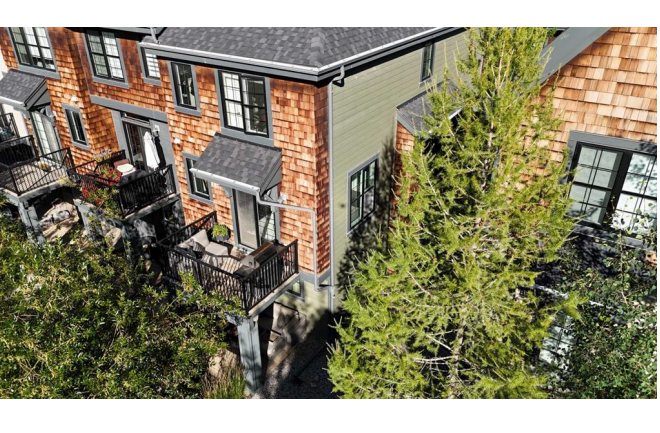
Remarks

Pub Rmks: **Immaculate end unit Townhome in The Enclave in Castle Keep, in desirable Aspen Woods. Lovingly maintained and with 1,550 sq.ft. of stylish and functional space, the open concept design showcases the luxury 3 ¼" Lauzon hardwood flooring complimented by the neutral tones and a ton of natural light. The living room features a modern electric fireplace complete with decorative tile facing and a mantle and provides access to your balcony with BBQ gas line, which overlooks the private treed courtyard. The sleek kitchen has Caesarstone countertops, under cabinet lighting, Kinetico K5 drinking water station, a pantry, a raised breakfast bar with overhead designer pendant lights and is located right next to the dining room. Completing the floor is a convenient 2-piece powder room for guests. The top floor has a large primary suite, complete with a large walk-in closet and 3-piece ensuite plus 2 more generously sized bedrooms and a 4-piece main bathroom. As an added convenience, the stacked laundry is also located on this floor. A double attached, tandem garage will easily accommodate 2 vehicles. This stunning property is located close to Webber Academy, Calgary Academy, more local schools, Aspen Landing Shopping centre, West Side Recreation centre and the C-Train, plus an easy commute to downtown, Westhills Shopping Centre, Sarcee Trail, Crowchild Trail and Glenmore Trail. This beautiful turnkey End unit shows immaculately and with its clean, sleek interior and desirable location. Schedule your private tour today!**

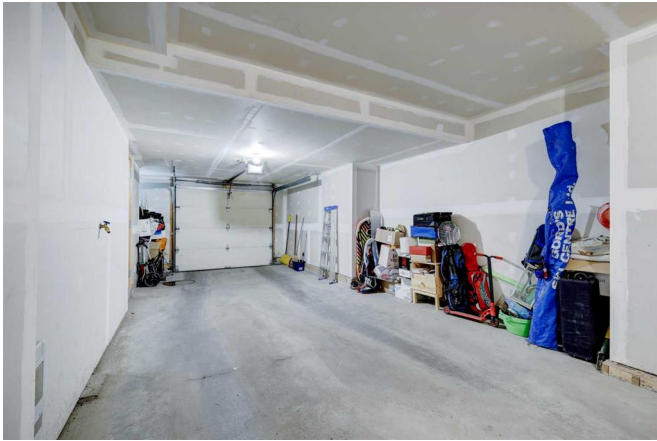
Inclusions: **none**
Property Listed By: **Real Broker**

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











221 Ascot Cir SW, Calgary, AB

Main Floor Exterior Area 707.78 sq ft
Interior Area 648.01 sq ft



PREPARED: 2024/06/30



White regions are excluded from total floor area in QUADRE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

221 Ascot Cir SW, Calgary, AB

2nd Floor Exterior Area 663.12 sq ft
Interior Area 622.81 sq ft



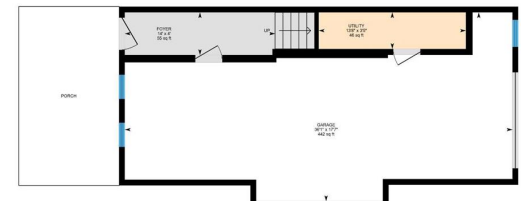
PREPARED: 2024/06/30



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221 Ascot Cir SW, Calgary, AB

Lower Level Exterior Area 115.04 sq ft
Interior Area 115.07 sq ft
Excluded Area 481.76 sq ft



PREPARED: 2024/06/30



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