

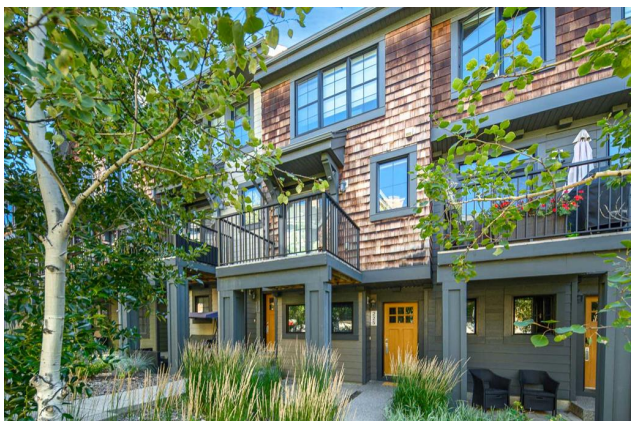


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 ASCOT Circle, Calgary T3H 0X2**

MLS®#: **A2163013**      Area: **Aspen Woods**      Listing Date: **09/05/24**      List Price: **\$549,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2013**

Finished Floor Area  
 Abv Sqft: **1,297**  
 Low Sqft:  
 Ttl Sqft: **1,297**

Lot Information

Lot Sz Ar: **1,086 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: **Creek/River/Stream/Pond,Garden,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Lighting**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 7`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 8`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`3" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`3" x 11`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>1`0" x 1`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>				

Legal/Tax/Financial

Condo Fee:  
**\$306**

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

Zoning:  
**M-1 d79**

Legal Desc: **1211613**

Remarks

Pub Rmks: **\*\*OPEN HOUSE: 12:00-2 PM, Sunday , September 15, 2024\*\*Welcome luxury and elegant design at 225 Ascot Circle, a stunning townhouse in Calgary's prestigious Aspen Woods. Perfect for families who love to entertain, this home features 2 spacious primary bedrooms, 2.5 bathrooms, and a range of high-end finishes. Step into an open-concept living space with hardwood flooring throughout the main floor, creating the perfect ambiance for hosting. The chef's kitchen boasts stainless steel appliances, espresso cabinetry, quartz countertops, a pantry, and a breakfast island—a dream for culinary enthusiasts. Relax in the cozy living room or head upstairs to the master suite, which includes west-facing windows, a spa-like ensuite with a glass shower, and a luxurious walk-in closet. The second bedroom is equally impressive with its own ensuite and soaker tub. Convenient upper-floor laundry and ample storage add to the home's appeal. Outside, enjoy a west-facing deck, perfect for summer BBQs or evening wine with friends. The double-attached (tandem) garage offers a built-in workbench and extra storage space. Located minutes from Aspen Woods' best amenities, including upscale shops, cafes, and top schools, this home combines luxury living with convenience. Book your private showing today or visit our open house on Saturday, September 7th, from 1-4 PM.**

Inclusions: **none**  
Property Listed By: **Homecare Realty Ltd.**

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

