



THE
A-TEAM

**RE/MAX
FIRST**

451 ASCOT Circle, Calgary T3H 0X3

MLS® #: **A2168656**

Area: **Aspen Woods**

Listing Date: **09/26/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **731 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,225**
Low Sqft:
Ttl Sqft: **1,225**

DOM

21
Layout
Beds: **2 (2)**
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,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	11`5" x 4`1"	Living Room	Main	13`1" x 11`3"
Dining Room	Main	11`8" x 9`1"	Kitchen	Main	15`0" x 7`5"
2pc Bathroom	Main		Bedroom - Primary	Upper	11`3" x 10`11"
Bedroom	Upper	11`2" x 10`11"	3pc Ensuite bath	Upper	
4pc Ensuite bath	Upper		Laundry	Upper	3`3" x 3`1"

Condo Fee:
\$311

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1211613**

Remarks

Pub Rmks: **Welcome HOME to this elite, mountain-inspired, townhouse condo in the sought-after 'Enclave at Castle Keep' neighborhood of Aspen Woods! Picture yourself coming home to a stunning environmental reserve, including natural ravines, walking paths, bike trails and wildlife. The main floor features an open-concept plan. The kitchen features stainless steel appliances, quartz countertops, pantry and 2-person breakfast bar. A 2-piece bath, spacious living/dining room, upgraded light fixtures and custom feature wall with cozy fireplace round out the main floor. Off the living room, a balcony overlooking a peaceful, courtyard oasis is equipped with a gas BBQ bib. The upper-level features 2 bright master bedrooms, each with an ensuite, plenty of closet space and a conveniently-located washer/dryer room. A double attached tandem garage provides additional invaluable storage space. This inviting and very well-maintained home is situated in an undeniably remarkable location! Close to prestigious schools (Webber Academy, Rundle College), extensive amenities, restaurants, the 69th St. LRT station and Westside Recreation Centre, it also provides easy access to Stoney Trail. This unique property and unforgettable location invites you to experience an idyllic blend of nature, stunning views, comfort, style and accessibility. Prepare to be impressed!**

Inclusions: **n/a**
 Property Listed By: **Charles**

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









