

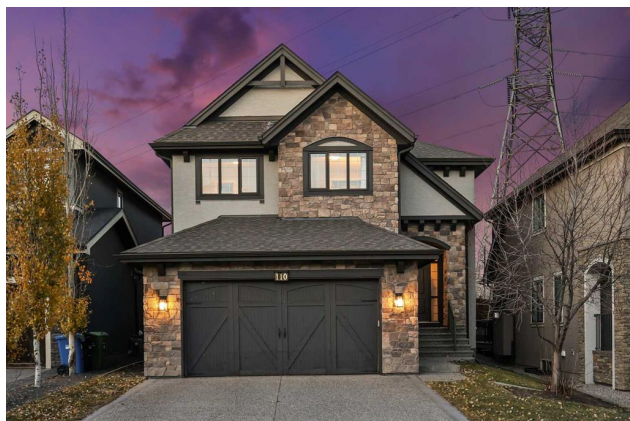


THE
A-TEAM

**RE/MAX
FIRST**

110 ASCOT Crescent, Calgary T3H 0V1

MLS®#: **A2181866** Area: **Aspen Woods** Listing Date: **12/03/24** List Price: **\$1,000,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **4,553 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,525**
 Low Sqft:
 Ttl Sqft: **2,525**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,No Neighbours Behind,Irregular Lot,Landscaped,Street Lighting,Underground Sprinklers,Yard Lights,See Remarks**
 Park Feat: **Aggregate,Double Garage Attached,Driveway,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 14`5"	Kitchen	Main	16`1" x 13`0"
Dining Room	Main	14`5" x 12`0"	Pantry	Main	4`4" x 3`8"
Foyer	Main	11`1" x 8`8"	Den	Main	12`5" x 9`11"
Mud Room	Main	5`10" x 4`11"	Walk-In Closet	Main	4`11" x 4`10"
2pc Bathroom	Main	5`6" x 4`11"	Bonus Room	Upper	14`7" x 12`5"

Bedroom - Primary	Upper	14`7" x 12`6"	Walk-In Closet	Upper	10`4" x 4`9"
5pc Ensuite bath	Upper	11`4" x 10`6"	Bedroom	Upper	12`11" x 10`3"
Bedroom	Upper	13`4" x 10`4"	Walk-In Closet	Upper	4`7" x 4`6"
Library	Upper	7`5" x 5`6"	Laundry	Upper	10`3" x 5`2"
4pc Bathroom	Upper	10`4" x 4`11"	Family Room	Basement	25`8" x 13`9"
Game Room	Basement	15`3" x 13`3"	Bedroom	Basement	11`1" x 10`8"
Other	Basement	7`8" x 4`1"	4pc Bathroom	Basement	7`7" x 4`11"
Furnace/Utility Room	Basement	18`8" x 8`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1111263**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to Castle Keep, the exclusive Aspen Woods enclave, where luxury and privacy meet, surrounded by ravine and wetland trails. Tucked away in a secluded crescent with no rear neighbors, this stunning Air Conditioned home offers over 3,700 sqft of developed living space, designed with the discerning homeowner in mind. Step inside to find a grand foyer, immediately establishing the warmth and elegance found throughout the entire home. The main floor's rich hardwood floors lead you from the flex space, perfect for either a home office or formal dining, to the gourmet kitchen—a chef's dream with built-in stainless steel appliances and a generous island ideal for entertaining. Plus, you'll love the spacious corner pantry with pull out spice racks. The full open floor plan flows directly into the living and dining areas, marked by a double-sided stone fireplace, as well as convenient access to your private, no-maintenance deck perfect for sunset gatherings. Outside, your professionally landscaped outdoor living space includes mature greenery, underground irrigation, and purpose-built garden boxes on the retaining wall, all complementing the extended deck to make for a private and enjoyable outdoor space. On the 2nd floor family retreat, unwind in the spacious bonus room before retreating to your spacious and fully appointed primary suite— including the spa-inspired en-suite featuring dual vanities, a deep soaker tub, and an extra large tiled shower, as well as an expansive walk-in closet with its own California Closet cabinets. Two more generously sized bedrooms, each with their own unique California Closet design, share a 4pc main bath, while a versatile loft area provides an ideal study space for growing families. The full laundry room, with additional storage and folding shelf completes the upper level. The fully developed basement further extends your family's living space, offering a giant open rec room with built-in speakers, and well equipped dry bar with both wine and beverage fridges The 4th bedroom, and a full bath—perfect for hosting guests -- are off set to provide privacy and comfort for your guests or mature teenager Back on the main floor, you'll access the oversized double attached garage from the fully customized mudroom, also featuring California Closet storage, specifically designed for growing families. Further premium features include oversized windows that flood the home with natural light, reverse osmosis water purification at the kitchen island, built-in media units, central vac, and meticulously installed California Closets throughout Minutes from Calgary's most prestigious schools, including Webber Academy, and nestled just steps from the new ring road for easy mountain access and less than 20 minutes from downtown. Discover the advantage of this rare value and book your private tour today!**

Inclusions: **All TV Mounts included, Gladiator shelving system in garage, Irrigation System**
 Property Listed By: **Greater Property Group**

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

