



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2183799**

Area: **Aspen Woods**

Listing Date: **12/17/24**

List Price: **\$618,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2012**

Lot Information

Lot Sz Ar: **1,786 sqft**  
Lot Shape: **5.6**

Finished Floor Area

Abv Sqft: **1,530**  
Low Sqft:  
Ttl Sqft: **1,530**

DOM

**4**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Creek/River/Stream/Pond,Reverse Pie Shaped Lot,Views**  
Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s),High Ceilings,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 17`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 12`3"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`3" x 3`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`8" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`7" x 10`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`0" x 12`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`0" x 7`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>7`11" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`11" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$396**

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

Zoning:  
**M-1**

Legal Desc: **1211613**

Remarks

Pub Rmks: **Welcome to The Enclave at Castle Keep in beautiful Aspen Woods! This stunning three bedroom, two and a half bathroom end unit townhome offers the perfect blend of modern elegance and natural beauty, tucked away in one of Calgary's most desirable communities. With unobstructed views of a serene ravine featuring peaceful ponds, an enchanting aspen grove, and an abundance of wildlife, this home invites you to live a lifestyle surrounded by nature. Step inside and experience a thoughtfully designed floor plan. Enter from the quiet street with ample additional parking or through your double car tandem garage with with finished polyaspartic flooring, which leads to an inviting main level. The gourmet kitchen is a showstopper, complete with quartz countertops, a mosaic-tiled backsplash, a spacious island with an eat-up bar, a pantry, and sleek stainless steel appliances. A striking stone accent wall adds a touch of luxury to this culinary space, which flows seamlessly into the dining area. From here, step out onto the sun-soaked private deck with a gas BBQ hookup. The bright and airy living room, adorned with hardwood floors, custom window coverings, and an abundance of natural light, is perfect for relaxing or hosting gatherings. Upstairs, you'll find three generously sized bedrooms, including the tranquil primary suite, which features a walk-in closet and a private three piece ensuite. The upper level also houses a convenient stacking washer and dryer for added functionality. This home is just walking distance to top-rated schools, charming shops, gourmet restaurants, and scenic nature trails. With easy access to Stoney Trail, you're perfectly positioned to explore the city or head out to the mountains for a weekend adventure. Welcome Home!**

Inclusions: **None**  
Property Listed By: **Coldwell Banker Mountain Central**

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













