



**GRASSROOTS**  
REALTY GROUP

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**316 Ascot Circle SW**  
**Calgary, Alberta**

**MLS # A2221851**



**\$538,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stone, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 323
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** none

Welcome to this stunning 3-story townhome in the heart of Aspen, an ideal blend of comfort, style, and convenience, perfectly poised for its next owner. As you enter on the first floor, you're greeted by a concrete patio, where you can unwind while enjoying the tranquil, private views of the adjacent ravine—an oasis of nature right outside your door. This level also includes a spacious double tandem garage, providing ample space for parking and storage. Additionally, you'll find a versatile flex room at the end of the garage, perfect for a home office, study, or creative space. Ascend to the second floor, where an inviting open-concept kitchen awaits, seamlessly flowing into a spacious dining area and a cozy living room. Step out onto your private balcony equipped with a gas line, ideal for summer barbecues. The living room, featuring an elegant electric fireplace, offers picturesque views of the wooded ravine, providing both beauty and privacy. The upper level is designed for convenience and comfort, featuring a stacked washer and dryer and two spacious master bedrooms with ensuite bathrooms. This townhome is situated in a vibrant community with abundant walking and biking paths, ensuring easy access to outdoor activities. Enjoy nearby shopping at the renowned Aspen Landing and utilize the Westside Recreation Center for fitness and fun. Conveniently located and walkable to next prestigious private schools Webber and Calgary Academy. The light rail system nearby provides effortless connections for downtown commuters, while the property offers convenient access to the ring road for easy navigation throughout the city. Don't miss your chance to own this exceptional townhome in one of the most coveted locations in the complex! Schedule your showing today before it's too late!

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