

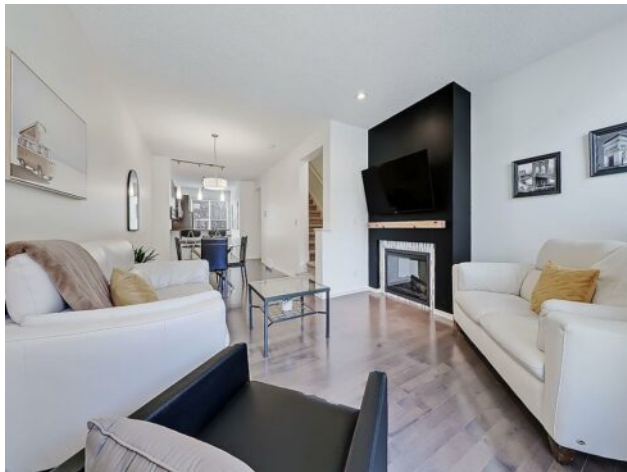


GRASSROOTS
REALTY GROUP

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309 Ascot Circle SW
Calgary, Alberta

MLS # A2242089



\$499,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,266 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Conservation, Environmental Reserve, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

The Enclave at Aspen Woods redefines townhome living with a masterful balance of privacy and proximity in Calgary's coveted west end. Tucked away from the main thoroughfare, each residence is oriented to capture abundant natural light, as evidenced by the private west-facing balcony—an ideal spot for morning coffee or evening repose. Stepping inside a neutral canvas, that highlights thoughtful design choices, such as the updated powder room. Or the kitchen, clad in granite countertops. The main level flows seamlessly, with clean lines and thoughtful finishes setting the stage for modern living. The upper level, where a double-master configuration offers two full en-suites and stacked laundry for seamless day-to-day life. Each oasis enjoys generous proportions, ample natural light, and quality fixtures—reflecting The Enclave's commitment to elevated comfort. Below, the tandem double garage accommodates two vehicles comfortably, its extra length lending itself to storage solutions or a hobby workshop. Beyond the walls of The Enclave you'll enjoy nearby Aspen Landing for boutique shopping and artisanal fare, or explore Blush Lane's charming cafés. Pond-side trails and neighborhood parks invite leisurely strolls, while quick access to Stoney Trail and the Rocky Mountains positions adventure within easy reach. A townhome complex with a synthesis of thoughtful architecture, refined finishes, and an exceptional location—a townhome community that offers both value and an elevated standard of living.