



GRASSROOTS
REALTY GROUP

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229 Ascot Circle SW
Calgary, Alberta

MLS # A2246425



\$535,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,211 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Step into modern elegance and convenience in the heart of Aspen Woods, Calgary's premier community for young families and professionals seeking an exceptional lifestyle. This impeccably presented contemporary townhouse offers the perfect blend of stylish living, functional design, and access to top-tier amenities. Welcome guests into a bright and comfortable living room, centered around a cozy fireplace – perfect for relaxing evenings. Adjacent, find a dedicated dining area, ideal for family meals and entertaining. The well-laid-out kitchen boasts functionality and modern appeal, ready for culinary adventures. A convenient powder room completes this level. Upper level, experience ultimate privacy and luxury with two spacious master bedrooms, each featuring its own elegant ensuite bathroom. A dedicated laundry room on this upper level adds significant daily convenience. The attached Double Tandem Garage provides ample space for vehicles and storage, a rare and valuable asset. Throughout the home, enjoy modern touches and a well-maintained, move-in-ready condition. Quick connections to major routes (Stoney Trail, Sarcee Trail, Trans-Canada Hwy) simplify commutes and adventures. This Aspen Woods gem perfectly caters to the dynamic lifestyle of young professionals and families. Enjoy the perfect combination of a serene, family-oriented community, unparalleled access to top schools and amenities, and a beautifully designed, low-maintenance home featuring the unique benefit of two master suites. Don't miss this rare opportunity! This meticulously presented townhouse is a must-see. Contact us to schedule your private viewing today!