



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

174 Ascot Point SW
Calgary, Alberta

MLS # A2255485



\$569,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,420 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Stone Counters		

Inclusions: N/A

Welcome to 174 Ascot Point SW—an immaculately maintained 3-storey townhome located in The Enclave at Castle Keep in the highly sought-after community of Aspen Woods. Built in 2013, this stylish and functional townhome is backing and fronting onto the ravine with serene views and added privacy. This home offers a thoughtfully designed floor plan perfect for professionals, couples, or small families seeking quality living on Calgary's desirable west side. Walking into this home you will find your tandem double garage and foyer, as you head up the stairs you are greeted by an open concept kitchen, living and dining area with gleaming hardwood floors. Your gourmet kitchen offers quartz counters with an eat in breakfast bar, stainless steel appliances, completed with a private balcony with a gas line. Your south facing living area is flooded with natural light with ample area for entertaining and one of the rare units in the complex with a Juliet balcony. Completing this level is your discreet 2-piece powder room for guests. Ascend to the upper floor and discover two retreat-like bedrooms, each boasting its own ensuite for privacy—a luxurious touch seldom lost on those who appreciate thoughtful design. Between them lies an upper-level laundry area and a large storage closet. Just steps away you have access to an endless amount of walking/biking paths, Calgary's top ranked schools, shopping, dining and more!