



**62 Ascot Crescent SW
Calgary, Alberta**

MLS # A2300001



\$1,545,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,712 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Ne...		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: SONOs AMP (1) - for main floor and upstairs

TRIPLE CAR GARAGE || WALKOUT BASEMENT ONTO WOODED AREA || AIR CONDITIONED || PROFESSIONALLY LANDSCAPED || METICULOUSLY MAINTAINED || OPEN HOUSE: Saturday, April 11th, 1:00-4:00pm... Elegance, privacy, and thoughtful upgrades define this exceptional walkout home in Aspen Woods, located in the prestigious Castle Keep enclave. Backing onto a private treed setting, this fully developed home offers over 3,700 sq ft of refined living space. The main floor features rich hardwood flooring, expansive windows, and a seamless open-concept layout with a chef-inspired kitchen, high-end appliances, and ample storage. Upstairs offers three spacious bedrooms, including a luxurious primary retreat with a spa-inspired ensuite and custom California Closets, a generous bonus room, and a walk-in laundry room. The fully finished walkout basement is designed for entertaining with a wet bar, wine storage, ice maker, large recreation area, fourth bedroom with large walk-in closet, and a full bathroom. Enjoy the professionally landscaped yard backing onto a serene wooded setting, along with a covered upper deck and walkout level for seamless indoor-outdoor living. Additional features include a triple attached garage, zoned heating, high-efficiency furnace with HEPA air filtration, central A/C, built-in speaker sound system, irrigation system, and recent upgrades including new Class 4 shingles (2024), new gutters and downspouts, and an upgraded garage motor (2026), Hardie Board exterior. Ideally located within walking distance to Webber Academy and Calgary Academy and other highly rated schools, near Aspen Landing, parks, pathways, and with quick access to downtown and the mountains. A home that offers a rare combination of privacy, comfort, and elevated living.