



GRASSROOTS
REALTY GROUP

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311 Ascot Circle SW
Calgary, Alberta

MLS # A2123696



\$534,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,151 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Shingle Siding, Stone	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

This stunning property in the Aspen Woods community provides not only a convenient location close to schools, public transportation, and Aspen Landing but also offers easy access to the newly completed Stoney Trail. As you enter the home, you are welcomed by a spacious foyer on the first level, which provides access to the tandem heated garage. The well-maintained unit features 9-foot ceilings, modern colors, and high-end finishings throughout. The main level showcases hardwood floors, quartz counter tops, ample natural light, a South-West facing patio with a BBQ gas line, a generously sized dining and living room area with an electric fireplace, and a convenient half bath. Moving upstairs, you will find two large bedrooms, a luxurious 5-piece bath with double sinks, an upstairs laundry facility, with a new washer and dryer and a spacious walk-in closet in the master bedroom. The inclusion of energy-efficient lighting enhances the warmth and welcoming ambiance of the space. Strategically situated near walking paths, bike trails, schools, transit options, shopping centers, and much more, this property offers a lifestyle of convenience and accessibility. With the added bonus of a new hot water tank installed in April 2022 and having only had one set of owners since construction, this home is truly a gem waiting to be discovered.