



**70 Ascot Crescent SW
Calgary, Alberta**

MLS # A2144680



\$1,570,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,041 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Covered, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

Popular and Fancy community and back into the walkway. Castle Keep, an exquisite enclave of estate homes in Aspen Woods. This two storey walkout, measures 3016 sq ft, on a 991m, pie-shaped lot, backing the woods – THE SOUNDS OF NATURE LIVE HERE! A short walk to Webber Academy and Aspen Landing and all the Westside Rec. Centre has to offer. This is a Homes By Avi custom build…. 9’ ceilings, wideplank hardwoods, quartz counters throughout, B/I speakers, Central A/C, hardboard siding, aggregate drive, professionally landscaped and an OVERSIZED THREE CAR GARAGE! On the main you will love the bright open plan that plays to the trees. The kitchen highlights an oversized island and breakfast bar, gas cooktop, wall oven and butlers pantry with wine fridge. The great room and open dining space play to the woods and lead to a wonderful private deck ovetop of the trees. Upstairs, the master enjoys a 5pc ensuite with in-floor heat and generous walk-in closet. There are two add’l well-sized beds and a Bonus Room overlooking the ravine. Enjoy bright basement life with HEATED floor! Only a few minutes from Glenmore Tr., Stony Trail, and 17th Ave.