



**320 Ascot Circle SW
Calgary, Alberta**

MLS # A2183799



\$618,800

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,530 sq.ft.	Age:	2012 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.04 Acre		
Lot Feat:	Creek/River/Stream/Pond, Reverse Pie Shaped Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to The Enclave at Castle Keep in beautiful Aspen Woods! This stunning three bedroom, two and a half bathroom end unit townhome offers the perfect blend of modern elegance and natural beauty, tucked away in one of Calgary's most desirable communities. With unobstructed views of a serene ravine featuring peaceful ponds, an enchanting aspen grove, and an abundance of wildlife, this home invites you to live a lifestyle surrounded by nature. Step inside and experience a thoughtfully designed floor plan. Enter from the quiet street with ample additional parking or through your double car tandem garage with with finished polyaspartic flooring, which leads to an inviting main level. The gourmet kitchen is a showstopper, complete with quartz countertops, a mosaic-tiled backsplash, a spacious island with an eat-up bar, a pantry, and sleek stainless steel appliances. A striking stone accent wall adds a touch of luxury to this culinary space, which flows seamlessly into the dining area. From here, step out onto the sun-soaked private deck with a gas BBQ hookup. The bright and airy living room, adorned with hardwood floors, custom window coverings, and an abundance of natural light, is perfect for relaxing or hosting gatherings. Upstairs, you'll find three generously sized bedrooms, including the tranquil primary suite, which features a walk-in closet and a private three piece ensuite. The upper level also houses a convenient stacking washer and dryer for added functionality. This home is just walking distance to top-rated schools, charming shops, gourmet restaurants, and scenic nature trails. With easy access to Stoney Trail, you're perfectly positioned to explore the city or head out to the mountains for a weekend adventure. Welcome Home!