



**GRASSROOTS**

REALTY GROUP

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**180 ASCOT Drive SW  
Calgary, Alberta**

**MLS # A2305098**



**\$1,450,000**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,135 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Nestled in a prestigious uphill location, this custom-built home features a distinctive architectural design that offers a rare blend of sophisticated luxury and natural tranquility. Situated in a quiet and private location with panoramic, unobstructed front views, the residence is flanked by lush green space and mature aspen trees along the east side and rear, providing unparalleled privacy and a serene forest backdrop. The location is a dream for families, situated within a 5 to 10-minute walk to the renowned Webber Academy and a short drive to top-tier public schools, including the highly-ranked Ernest Manning High School. Everyday convenience is at your doorstep, with grocery stores, trendy cafes, parks, and the 69 Street LRT station all accessible in under five minutes. Inside, the home radiates elegance with grand 9-foot ceilings and rich hardwood floors leading into a breathtaking living area. The living room makes a powerful statement with its dramatic open-to-above ceiling and a focal-point fireplace finished in exquisite marble. Culinary enthusiasts will marvel at the chef's kitchen, featuring a massive island; central island topped with a single granite slab, touch-control faucets, and high-end stainless steel appliances. For those working from home, a dedicated main-floor office provides the perfect workspace. The home's true "showstopper" is the \$75,000 four-season sunroom; engineered with heat-retaining glass, electrically heated floors, and wall heaters, it offers a luxurious sanctuary to enjoy the outdoors year-round alongside a BBQ deck equipped with a natural gas hookup. The upper level is designed for comfort, featuring three spacious bedrooms and a versatile bonus room that captures stunning, unobstructed views of the Rocky Mountains. The primary suite serves as a private spa, boasting a

freestanding soaker tub, a large tiled shower, and elegant marble accents. Outside, the property impresses with over \$70,000 invested in extensive, artist-designed professional landscaping. The 9-foot ceiling basement, complete with a separate entrance and water softener, awaits your creative touch to add even more value. This meticulously maintained, no animal and no smoking home is a rare opportunity to own a gem in one of Calgary's most sought-after communities. Call today to schedule your private showing!