



180 ASCOT Drive SW
Calgary, Alberta

MLS # A2305098



\$1,450,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,136 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in a prime location, this residence is adjacent to a lush, tranquil forest along its east side and north side, offering exceptional views and a seamless connection to nature. Experience the pinnacle of luxury living in this stunning 3,136 sq. ft. estate, ideally situated on an elevated lot in the prestigious community of Aspen Woods. This rare gem offers unparalleled privacy, backing onto protected greenspace with no neighboring properties to the north and east, creating a serene retreat just a 5 to 10-minute walk from the renowned Webber Academy. Step inside to an open-concept masterpiece featuring soaring ceilings, elegant hardwood flooring, and a grand living room anchored by a marble-faced fireplace. The gourmet chef's kitchen is equally impressive, highlighted by a spacious 5'x8' granite island and premium stainless steel appliances. For year-round comfort, enjoy the spectacular \$100K four-season sunroom, completed with heat-retaining glass and radiant floor heating. The upper level offers three spacious bedrooms and a versatile bonus room with breathtaking, open views of the forests, hills and majestic Rocky Mountains. Complete with over \$70K in professional artisan landscaping, an unspoiled basement with 9-foot ceilings and featuring a separate entrance, offering excellent future development potential. Outside, the property continues to impress with over \$70,000 invested in extensive, artist-designed professional landscaping. This home beautifully combines natural surroundings with refined architectural design. This is a rare opportunity to own a meticulously upgraded gem in one of Calgary's most sought-after communities. Call today to schedule your private showing!