



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**89 Ascot Crescent SW
Calgary, Alberta**

MLS # A2305610



\$1,535,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,798 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Op		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: microwave in lower bar area, electric fireplace in bonus room, and window coverings

First time being offered for sale! Welcome to this meticulously cared for, fully developed 4 bed, 4 bath plus main floor office, executive 2 story home with walk out basement, located in the sought after area of Castle Keep in Aspen Woods. From the initial entry you will feel welcomed to the spotless oasis. This warm & inviting home starts with a grand entry into the spacious foyer which leads to a functional office space & privately placed 2 pc bath. From there the main floor offers an open flow from the formal dining room with coffered ceilings to the large living room which features vaulted ceilings & floor to ceiling windows to the large South facing deck that overlooks the professionally landscaped back yard. There is a stunning 2-sided fireplace that separates the living room from the bright, light filled breakfast nook. The nook leads into the fantastic 2 toned shaker cabinet kitchen, equipped with high end appliances, quartz countertops to the large island & breakfast bar. The spacious walk-through pantry provides plenty of storage space and connects directly to the mud room & laundry area & features abundant built-in storage. The mudroom takes you to the oversized double car garage with gas roughed in for future heat if needed. Next you will move to the upper level. Here you first enter a bonus room serving as the main TV/family area, featuring an electric fireplace. The primary suite is spacious, bright, & features a well-organized walk-in closet. Spa inspired ensuite bath features double vanity, walk in tile/glass enclosed shower, jetted soaker tub, and a water closet. This level has two additional spacious bedrooms, each with a walk-in closet for easy organization. These rooms share a main 4 piece bathroom. The walk out basement is the icing on the cake. This fully developed space offers a separate entrance, perfect for extended family visits or for those who want to work

from home. The space features a very large rec/games room filled with southern sunlight, gas fireplace & wet bar equipped with a built-in wine fridge & built in microwave, perfect for long term guests. The rec room leads to the south facing private yard. The 4th bedroom is located on this level and is a perfect size to accommodate large furniture and is serviced by a nicely appointed 4-piece bathroom. The basement features a private entrance to a professionally landscaped backyard. There were no expenses spared in the design/ creation of this lovely yard. From water features, gas fire bowl, built in low volt LEDlighting, patio stone deck space, and exposed aggregate side walks and driveway and is surrounded by the treelined fence that creates a very private sanctuary. This neighbourhood offers top private schools, plenty of shopping and professional offices, and convenient access to both the city center and the mountains. This home is a pleasure to show and is not expected to last long.