



**439 Ascot Circle SW**  
**Calgary, Alberta**

**MLS # A2313908**



**\$609,998**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,592 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Wood Frame	<b>Zoning:</b>	M-1 d79
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** TV Wall Mount

Open House June 13 Saturday 1-3PM All welcome!!!3-Bed | 2 and half Bath | LOADED WITH UPGRADES | End unit!! | NEW Water tank  
 \*\* Location, location, location, welcome to this amazingly home at Aspen Woods. The main level, the open layout welcomes you to spacious living room & dinning area with access to PRIVATEBALCONY for unobstructed space that invites natural light into the space throughout the day. The functional kitchen boasts a generous size, quartz countertops with big kitchen island, stainless steel appliances, and designer features. This level also has a great size dinning space and comfortable living room with gas fireplace. The upper level has a roomy master bedroom. Also there is 4PC bathroom. and additional spacious bedrooms with walk in closet, ensuring comfort and convenience. This unit comes with nice balcony which will provide you nature light to you living room and kitchen. Also it give you good opportunity to enjoy all seasons time. This Townhome is well managed with low condo fees and lots of visitor parking. Close to multiple SCHOOL (very good schools), shopping and Park, transit friendly, easy access to Stoney Trail, Bow Trail & 17 Ave!!! Don't let this slip away, call to book a showing