



**GRASSROOTS**  
REALTY GROUP

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**30 Ascot Crescent SW**  
**Calgary, Alberta**

**MLS # A2323064**



**\$1,849,900**

<b>Division:</b>	Aspen Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,881 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Many T		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** n/a

Nestled on a quiet cul-de-sac in the exclusive enclave of "Castle Keep" in Aspen Woods, this elegant executive estate home sits on a premium 70-foot-wide lot with a triple garage and backs directly onto a lush environmental reserve, offering rare mountain-resort privacy just 15 minutes from downtown Calgary and steps from The Webber Academy. Boasting soaring 9-foot ceilings and estate-height doors across all three beautifully appointed levels, the residence features a sun-filled grand foyer with immediate forest views, an office, a formal dining room, and an upgraded living room fireplace. The entertainer's kitchen is equipped with premium Viking appliances, granite counters, a massive island, and an expansive main-floor deck perfect for summer BBQs. Upstairs, which features updated carpet (2020), you will find a large bonus room, three spacious secondary bedrooms, a dedicated laundry room, and a luxurious primary retreat complete with an oversized walk-in closet, a forest-view jettied tub, and a private sunrise balcony. The fully developed walkout lower level is outfitted with new luxury vinyl plank flooring (2020) and includes a massive recreation room, a custom 400-bottle wine room with a tasting bar, two additional bedrooms, an oversized bathroom with an updated standalone shower, and an exposed aggregate patio leading straight to the ravine. Complemented by exceptional upgrades—including a 3-zone commercial HVAC system, Swarovski lighting, Hunter Douglas blinds, underground irrigation, a whole-home water softener—this spectacular property is open for viewing during an Open House on Sunday, June 28, 2026, from 1:00 PM to 3:00 PM.