



153 Ascot Point SW
Calgary, Alberta

MLS # A2325036



\$575,000

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,253 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Stone, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	N/A		

Nestled in the highly sought-after neighbourhood of Aspen Woods, this exceptional townhouse offers a rare blend of maintenance-free luxury and serene natural beauty. Perfectly situated within the complex, this specific bank of townhouses is in the absolute best location, and properties here rarely come to market. Backing directly against a lush, protected ravine, nature is truly at your doorstep with a peaceful backdrop of mature forest, while fantastic walking trails extend in either direction right from the complex, connecting you effortlessly to the outdoors. You can welcome guests through the south-facing main entrance, or step inside directly from the single attached garage into a spacious, welcoming foyer featuring upgraded lighting and plenty of room for coats and outdoor gear. Right off this entry level, a clever modification has beautifully converted a portion of the original tandem garage into a fully finished, heated flex room. Featuring a large window overlooking the lower stone patio and lush green space, this versatile area is perfect for a home office or personal gym before you head upstairs to the main living area. On the main level, the open-concept floor plan is designed for both elegant entertaining and daily comfort, featuring rich hardwood and tile flooring throughout, a convenient two-piece powder room, and professionally painted interiors and touched-up trim (completed just one year ago). The chef's kitchen boasts premium quartz countertops, ample cupboard space, a classic glass mosaic tile backsplash, a raised eating bar, upgraded lighting, and high-end stainless steel appliances, including a gas stove. Flowing seamlessly from the kitchen is a spacious dining area, also featuring upgraded light fixtures, and an inviting living room centred around a cozy fireplace, beautifully elevated by a custom-built-in mantle and shelving. This

property boasts two distinct outdoor living spaces, both offering exceptional views. Step through the main-level patio doors onto your sun-drenched, southwest-facing balcony to take in the incredible, panoramic views of the pond and whispering woods - a perfect, private escape equipped with a natural gas line for your BBQ convenience. The upper level features dual primary suites, offering two generously sized bedrooms equipped with upgraded lighting, dedicated ensuite baths, and the ultimate convenience of upper-floor laundry. Impeccably maintained as a pet-free home within a well-managed condo corporation boasting a very healthy reserve fund, this premium property offers ultimate peace of mind and an unmatched lifestyle where urban convenience meets Rocky Mountain-style tranquillity. Call today to schedule your private viewing!