



GRASSROOTS
REALTY GROUP

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334 Ascot Circle SW
Calgary, Alberta

MLS # A2325559

\$509,000



Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,278 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Conservation, Creek/River/Stream/Pond, Environmental Reserve,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Mount in primary Bedroom + Garage Shelving Mounted to Wall

****Open House Saturday July 4th 1:00PM-2:30PM**** Welcome to The Enclave at Castle Keep, an award-winning development nestled within one of Calgary's most coveted neighborhoods, Aspen Woods. Surrounded by an idyllic ravine, aspen groves and natural ponds, enjoy endless walking/biking trails and spectacular views! 334 Ascot Circle offers over 1278 SF of serene, maintenance free living plus 2 terrific outdoor spaces: an east-facing patio + west-facing balcony. A welcoming foyer leads up to the contemporary kitchen with stainless steel appliances, abundance of cabinetry and storage, pantry, modern quartz countertops, raised breakfast bar + access to the peaceful balcony (gas BBQ hook up). The gorgeous living room features a wall of windows overlooking the ravine and flows effortlessly to the dining area plus a tucked away 2-piece guest bath, hardwood floors and natural light galore. The upper level offers two fabulous primary bedrooms! The front bedroom is highlighted with dual wardrobes, jaw dropping views and modern 3-piece ensuite with 10mm glass shower. The back bedroom includes a spacious walk-in closet, nook area for desk/make-up vanity, 4-piece spa ensuite plus the convenience of upper laundry. The heated tandem garage has loads of potential to develop part of the space into a future workshop/studio/den with the bonus of a full driveway ensuring plenty of parking for you and your guests. The residence displays obvious pride of ownership, hot water tank replaced in 2022 and new microwave hood fan April 2026. Minutes from Webber Academy, Rundle College, Ambrose University and public schools. Aspen Landing Shopping Centre is just down the road featuring premiere shops, services and groceries. Easy access to Stoney Trail, 69th Street LRT station, Bow Trail and 12 minutes to downtown. Well managed

property with low condo fees, immaculate landscaping and a premiere community to call home.