



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30 Ascot Crescent SW
Calgary, Alberta

MLS # A2351826



\$1,770,000

Division:	Aspen Woods		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,881 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

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 jetted 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.