

513 Ascot Circle SW
Calgary, Alberta

MLS # A2285674



\$624,900

Division:	Aspen Woods		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,396 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Garden, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	Partial	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame, Wood Siding	Zoning:	M-1 d79
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Dining hutch with inset lighting		

Quietly positioned in one of the most desirable enclaves of Aspen Woods, this impeccably maintained END UNIT in Castle Keep offers a rare blend of urban convenience and peaceful, nature-inspired surroundings. This bright corner residence enjoys views of a nearby environmental reserve and pond, while backing onto a beautifully landscaped courtyard. High ceilings and large WINDOWS ON 3 SIDES bring in abundant natural light and give the home a bright, open feel that sets it apart from many comparable units. Designed with both everyday comfort and stylish entertaining in mind, this 3-bedroom, 2 full bath and one half bath home features an open-concept main level where the kitchen, dining, and living areas flow effortlessly together. The well-appointed kitchen showcases quartz countertops, under-cabinet lighting, quality cabinetry, stainless steel appliances, a gas cooktop, and a spacious central island with seating - perfect for casual meals or gathering with family and friends. French doors off the dining area open to a private deck complete with a gas BBQ line, ideal for seamless indoor-outdoor living. Builder upgrades enhance the home's appeal and include 9-foot ceilings, an electric fireplace, a frameless 10mm glass walk-in shower in the primary ensuite, tile flooring, and a stylish sliding barn door. The generously sized bedrooms provide flexibility for family living, guests, or a home office. The calming primary suite offers a walk-in closet and a well-designed ensuite, while the additional bedrooms are bright, comfortable, and well proportioned. The home also includes a tandem attached garage, offering space for two vehicles plus additional room for bikes, outdoor equipment, or seasonal storage. The front entrance is ideally situated directly across from a bank of visitor parking, providing exceptional convenience for guests. Ideally located

just minutes from Aspen Landing Shopping Centre, excellent schools of ALL levels including Webber Academy, Calgary Academy, and convenient access to Stoney Trail and downtown Calgary. Beautifully maintained and truly move-in ready, this smoke-free and pet-free exceptional property combines a premium location with scenic surroundings - a rare opportunity in one of Calgary's most sought-after communities.