

**455 Ascot Circle SW**  
**Calgary, Alberta**

**MLS # A2313577**



**\$629,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aspen Woods  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey   |               |                   |
| <b>Size:</b>     | 1,555 sq.ft.   | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Tandem   |               |                   |
| <b>Lot Size:</b> | 0.03 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, F |               |                   |

|                    |   |                   |         |
|--------------------|---|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 426  |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | M-1 d79 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -       |
| <b>Features:</b>   | Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |         |
| <b>Inclusions:</b> | N/A   |                   |         |

Welcome to 455 Ascot Circle SW, offered for the very first time, this beautifully appointed end-unit home in the heart of sought-after Aspen Woods &mdash; one of Calgary's most prestigious west-side communities. This end-unit with its higher ground placement allows for an abundance of natural light that fills the home throughout the day, creating a bright and airy atmosphere rarely found in comparable units. Featuring 3 bedrooms, 2 full bathrooms, and 1 half bath, this thoughtfully designed residence delivers the perfect blend of upscale design and functional family living. From the moment you arrive, the curb appeal sets the tone. Inside, expansive windows highlight the brand new main level entire hardwood flooring and plush new carpet throughout, elevating the warmth and freshness of every space. The open-concept main floor seamlessly connects the kitchen, dining, and living areas &mdash; ideal for everyday family life and effortless entertaining. The chef-inspired kitchen offers quality cabinetry, generous counter space, and a central island that anchors the home &mdash; perfect for morning coffee, homework sessions, or hosting friends. Upstairs, spacious bedrooms provide comfort and flexibility, while the primary retreat offers a serene escape complete with a well-appointed ensuite and walk-in closet. One of the standout features is the extra wide heated tandem garage (17'x36'x1') with additional storage areas, setting this unit apart from others in the complex. Whether you need space for two vehicles, mountain gear, bikes, or seasonal storage, the extra depth and versatility add significant value. Situated within The Enclave, the community offers a peaceful, mountain-inspired atmosphere reminiscent of Canmore or Banff, with beautifully maintained walking paths and green space throughout. With quick access to Stoney

Trail, weekend escapes to the Rockies are effortless. Families will appreciate proximity to leading schools, walking distance to Webber Academy and Calgary Academy, the future Catholic High School, Guardian Angel and Roberta Bondar schools. Easy access to the boutiques and dining at Aspen Landing Shopping Centre. Downtown access is equally seamless, offering the perfect balance of retreat and connectivity. Specifics for this unit include all the upgrades offered from the original builder with finished ceilings, electric fireplace, stainless steel appliances & gas stove, quartz counters with under cupboards lighting, primary ensuite 10mm walk-in shower, gas bbq line. Further add-ons include: air conditioning, upgraded closets, bedroom black out window coverings, and ring door bell. This home is like new, move in ready with all new flooring, new paint and all home maintenance just completed.