



## 24 Ascot Place Calgary Alberta

\$1,750,000

MASSIVE PRICE REDUCTION! | Open House: Sun, Sept 29 at 1-3 pm | SPACE, PRIVACY AND LUXURY IN THE HEART OF ASPEN WOODS | Discover this rare and remarkable Calbridge-built estate home, nestled on the premier lot within the sought-after 'Castle Keep' community of Aspen Woods. This home is the perfect retreat for families seeking space, privacy, and the convenience of a prime west-side location. Built in 2011, this immaculate 2-storey walk-out offers over 4,200 sq. ft. of thoughtfully designed living space. It features 5 bedrooms, 3.5 bathrooms, and soaring 9-foot ceilings with elegant 8-foot doors throughout. The main floor is perfect for family life, with its warm tones, stunning exotic hardwood floors, and a spacious, sunlit great room complete with a cozy gas fireplace. The room flows seamlessly into the adjacent dining area, ideal for both casual meals and entertaining. The gourmet kitchen is a culinary dream, boasting a 10-foot island, dual ovens, a gas cooktop, a second sink, and a large walk-in pantry. The kitchen connects effortlessly to a mudroom designed for convenience, with built-in lockers and abundant storage space for a busy household. Upstairs, you'll find 4 generously sized bedrooms, including the luxurious primary suite, as well as a vaulted bonus room that offers the perfect retreat for relaxation or play. The walk-out basement is bright and spacious, featuring in-floor heating, a fifth bedroom, a full bathroom, and plenty of additional storage. For car enthusiasts or families with multiple vehicles, the oversized triple garage is a standout feature, offering ample space, natural gas rough-in, sub-panel, and 220V power. The property's nearly quarter-acre irrigated lot is fully treed, private, and with a level profile - a rare gem in Aspen Woods. With abundant space for outdoor activities, this expansive backyard is a haven for family fun. Conven...

Bedroom 10.33 Ft x 10.58 Ft

Family room 13.42 Ft x 16.83 Ft

Recreational, Games room 11.00 Ft x 15.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 12.00 Ft x 15.50 Ft

Dining room 10.92 Ft x 16.00 Ft

Primary Bedroom 12.92 Ft x 14.83 Ft

Other 8.00 Ft x 10.58 Ft

Bedroom 10.92 Ft x 12.50 Ft

Bedroom 10.92 Ft x 10.92 Ft

Bedroom 10.92 Ft x 10.92 Ft

Bonus Room 14.92 Ft x 18.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 13.42 Ft x 16.42 Ft  
Den 8.50 Ft x 10.58 Ft  
Other 6.33 Ft x 9.92 Ft  
2pc Bathroom .00 Ft x .00 Ft

Laundry room 5.17 Ft x 10.92 Ft  
4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft