



## 70 Ascot Crescent Calgary Alberta

\$1,570,000

Popular and Fancy community and back into the walkway. Castle Keep, an exquisite enclave of estate homes in Aspen Woods. This two storey walkout, measures 3016 sq ft, on a 991m, pie-shaped lot, backing the woods - THE SOUNDS OF NATURE LIVE HERE! A short walk to Webber Academy and Aspen Landing and all the Westside Rec. Centre has to offer. This is a Homes By Avi custom build.... 9' ceilings, wideplank hardwoods, quartz counters throughout, B/I speakers, Central A/C, hardboard siding, aggregate drive, professionally landscaped and an OVERSIZED THREE CAR GARAGE! On the main you will love the bright open plan that plays to the trees. The kitchen highlights an oversized island and breakfast bar, gas cooktop, wall oven and butlers pantry with wine fridge. The great room and open dining space play to the woods and lead to a wonderful private deck overtop of the trees. Upstairs, the master enjoys a 5pc ensuite with in-floor heat and generous walk-in closet. There are two add'l well-sized beds and a Bonus Room overlooking the ravine. Enjoy bright basement life with HEATED floor! Only a few minutes from Glenmore Tr., Stony Trail, and 17th Ave. (id:6769)

Bedroom 12.00 Ft x 13.00 Ft  
 Other 5.58 Ft x 5.67 Ft  
 Bedroom 11.00 Ft x 13.58 Ft  
 4pc Bathroom 4.92 Ft x 8.50 Ft  
 Primary Bedroom 16.50 Ft x 13.00 Ft  
 Other 10.33 Ft x 8.42 Ft  
 5pc Bathroom 11.33 Ft x 14.17 Ft  
 Laundry room 5.67 Ft x 8.67 Ft  
 Bonus Room 12.58 Ft x 16.92 Ft  
 Furnace 18.25 Ft x 12.17 Ft

Bedroom 11.33 Ft x 12.33 Ft  
 4pc Bathroom 9.58 Ft x 9.58 Ft  
 Other 11.92 Ft x 20.00 Ft  
 Bedroom 12.50 Ft x 15.08 Ft  
 Recreational, Games room 16.58 Ft x 16.42 Ft  
 Other 3.67 Ft x 6.33 Ft  
 Other 14.00 Ft x 11.25 Ft  
 2pc Bathroom 4.92 Ft x 6.33 Ft  
 Office 9.92 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
 Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca