



# 455 Ascot Circle Calgary Alberta

\$639,900

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 -- 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 -- 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 -- 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 (17'7" x 36'1") 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 ...

3pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 6.17 Ft x 8.25 Ft

Bedroom 7.92 Ft x 8.92 Ft

Bedroom 10.17 Ft x 12.08 Ft

Primary Bedroom 11.67 Ft x 11.00 Ft

Foyer 4.08 Ft x 13.67 Ft

Furnace 13.50 Ft x 4.50 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft

Dining room 11.67 Ft x 14.00 Ft

Kitchen 14.25 Ft x 13.75 Ft

Living room 15.50 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
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