



**GRASSROOTS**  
REALTY GROUP

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**44 Castlegreen Close NE  
Calgary, Alberta**

**MLS # A2221583**



**\$484,500**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Interior Lot, Lawn, Low Maintenance Landscape, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** STORAGE SHED, GAZEBO

**PRICE REDUCED** Looking for your first home or a smart investment property that is move in ready? This lovely 2 story home in Castleridge has had numerous upgrades over the last few years and shows as a jewel box. From new siding, roof, soffit and fascia, windows, front and back doors, flooring thru out and the main bathroom. The main floor offers a living and dining room area with hardwood floors and the eat in kitchen has almost new stainless appliances, this floor is completed with a 2 piece powder room and the back hallway. The Second floor and stairs are all done in the same flooring and offers 3 bedrooms , as well as a totally done 3 piece bathroom with an extra large walk in shower. The basement is completed with a family room as well as a large utility room for storatge and the laundry. The back yard offes a deck with a covered gazebo, a large storage shed and a single carport.