



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**56 Castlefall Way NE**  
**Calgary, Alberta**

**MLS # A2231427**



**\$639,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Insulated, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Level		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Natural Woodwork, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

Welcome to Castleridge Estates! Discover this spacious and charming 1,377 sq ft bungalow nestled on a generous 5,478 sq ft lot in a quiet, family-friendly neighbourhood—surrounded by multi-million dollar homes. Boasting 4 bedrooms and 3 full bathrooms, this home offers a fantastic layout with room to grow. To the left, step into a sunken living room featuring vaulted ceilings, a cozy stone fireplace, and abundant natural light. To the right, you’ll find a huge dining room connected to the country-style kitchen which leads to patio doors that open onto a partially covered deck—perfect for morning coffee or evening BBQs. The primary bedroom offers a relaxing retreat with a bay window, walk through closets, and a private 3-piece ensuite. Two additional large bedrooms and another full bathroom complete the main floor. Did we mention the entire main level is covered in refinished and varnished bamboo hardwood flooring? It’s a stunning, durable upgrade you’ll love. Downstairs, the fully finished basement offers incredible versatility with a spacious family room, recreation area, wet bar, 4th bedroom, and a full bathroom—perfect for guests, teens, or entertaining. You’ll also find a dedicated laundry room and a massive storage space that could easily be converted into a home gym or hobby room. The mechanical room has been well-maintained and features a brand new hot water tank and a recently serviced furnace with full duct cleaning for added peace of mind. The yard is fully fenced and landscaped, and the insulated double attached garage is ready for all seasons. Located close to parks, schools, playgrounds, and public transit, this home is perfect for first-time buyers, growing families, down sizing or savvy investors. A bungalow of this size is rare to find. Don’t miss your chance to own in one of NE

Calgary&rsquo;s most established and desirable communities. Schedule your private tour today!