



GRASSROOTS
REALTY GROUP

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12 Castlegrove Place NE
Calgary, Alberta

MLS # A2241265



\$525,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,038 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage		

Inclusions: wood shed located in the backyard, mailbox key(s), refrigerator located in the basement, workbench located in the garage, storage shelves in garage, satellite dish located on the roof

Located in a quiet cul-de-sac, situated in the family friendly community of Castleridge, this spacious FOUR bedroom 4-level split detached home is sure to IMPRESS! This property has many features that you will LOVE, including recent renovations, OPEN CONCEPT layout with MAIN FLOOR laundry, OVERSIZED heated DOUBLE car garage with paved alley access, and a good-sized fully FENCED IN yard with a swing gate. The HUGE wrap- around deck has main door AND sliding door access. Deck is equipped with a BUILT-IN natural gas line, perfect for connecting a barbecue grill or outdoor heater. All four of the bedrooms are of GENEROUS size. The living room features a LARGE BAY WINDOW, allowing for lots of NATURAL light. The wood burning fireplace located in the living room FEATURES a GORGEOUS floor to ceiling STONE wall. Don't delay, call today for a viewing.