



GRASSROOTS
REALTY GROUP

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64 Castledale Crescent NE
Calgary, Alberta

MLS # A2253574



\$582,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,301 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	NONE		

Huge pie-shaped lot with lots of parking and room to build additional garages or additions. Large sunken living room, vaulted ceiling, and floor-to-ceiling three-sided stone feature fireplace between Dining room with sliding doors to a new two-level deck in a private huge backyard. Kitchen with a large corner walk-in pantry, stainless steel appliances, a new glass tile backsplash, and plugs. Master bedroom with ensuite bathroom and wall-to-wall closet. Newer main bathroom. Lower-level family room with a feature floor-to-ceiling stone-faced fireplace, a newer full bathroom, a bedroom/den, and a separate entrance ideal for an illegal suite. The 4th level has a den, a recreation room, and a crawl space for storage. Recent upgrades - New roof shingles, siding, and eavestroughs (2020); upper & main level flooring (2020); paint (2020). Ensuite bathroom (2020), kitchen quartz (2020), single car garage (2020). Make an appointment for a showing with us right now to avoid missing the opportunity to acquire this outstanding house!