



GRASSROOTS
REALTY GROUP

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19 Castlefall Way NE
Calgary, Alberta

MLS # A2258522



\$629,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,201 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Lawn, Other, Rectangular Lot, See Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: All Window Coverings, Garage Opener, Wall Mount & TV in Master Bedroom, Gas Cooktop Range, Microwave Hood Fan, Washer, Dryer, Dishwasher, Refrigerator

Welcome to this beautifully updated 4-level split in Castleridge. Step inside this home to find a bright and inviting living room with warm hardwood floors and large windows that fill the space with natural light. Elegant tile runs through the hallway and kitchen, adding both style and durability. The chef's kitchen is a true highlight, featuring granite countertops, high-quality cabinetry, a generous island, and abundant storage — perfect for cooking and entertaining. Stainless steel appliances include a KitchenAid gas stove and microwave, Bosch dishwasher, and LG refrigerator. Vaulted ceilings enhance the sense of space, and a main-floor laundry offers convenience and plenty of cabinet storage. Off the kitchen, a massive deck overlooks a beautifully maintained backyard — an ideal spot for hosting large gatherings or enjoying peaceful evenings outdoors. Upstairs, you'll find three spacious bedrooms with hardwood flooring. Both the 3-piece ensuite and the 4-piece main bathroom have been thoughtfully and stylishly updated. The lower level offers a warm and inviting family room with the continuation of the rich hardwood floors, and a wood-burning fireplace with gas light. A brand new renovation was just completed on the lower level bathroom, with modern fixtures that create an eye-catching space. This property features a highly desirable walk-up lower level exterior entrance — perfect for added guest privacy and flexible living arrangements. The basement includes a versatile recreational room and office space, ideal for work, play, or hobbies. With close proximity to a 3-acre park you can see from the backyard, Prairie Winds Park, and plenty of shopping nearby, this home offers a great combination of space, function, and convenience.

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