



**GRASSROOTS**  
REALTY GROUP

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**64 Castledale Crescent NE**  
**Calgary, Alberta**

**MLS # A2278139**



**\$579,999**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!