



GRASSROOTS
REALTY GROUP

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

20 Castlegrove Way NE
Calgary, Alberta

MLS # A2281819



\$469,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: none

GREAT LOCATION ,This wonderful detached home in Castleridge boasts just over 1700sqft of living space and has an excellent floor plan for a split-level. The kitchens and bathrooms have had recent updates. You walk in the front door and are greeted by a spacious open floor plan with the kitchen over looking both the dining and living room areas. The kitchen has quartz counter tops, dark cabinetry, stainless steel appliances and hood-fan and has miles of counter space including a long eating bar! There is a bedroom/office on the main floor, a half bath and bright back entry way for storage and laundry. Upstairs they have combined two rooms to create a larger primary bedroom, and there is another bed and full bathroom on this level. Downstairs you will see from the photos can be used as a rec room, another bedroom or a combination of both. There is another full bathroom with a large tile & glass shower with dual heads. The furnace and hot water tank UPGRADED COUPLE YEARS AGO and the flooring has also been updated on the main and upper levels. Out back has a double car garage, a large deck and plenty of sunny grassed area to enjoy. This home is coming to market at an attractive price and won't last long, grab your favourite realtor and book a showing today!