



**36 Castlebrook Way NE  
Calgary, Alberta**

**MLS # A2286378**

**\$440,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		
<b>Inclusions:</b>	None		

Welcome to 36 Castlebrook Way NE, a two-storey home in the heart of Castleridge offering space, functionality, and immediate possession. With over 1,240 sq ft above grade plus more than 590 sq ft of developed space below grade, this detached home provides a practical layout that works beautifully for families and first-time buyers alike. The main floor greets you with a bright living room highlighted by a large front window that fills the space with natural light. Just beyond, you'll find a dining area and a spacious kitchen with plenty of cabinetry and room for everyday meals. A convenient 2-piece bath completes the main level. Upstairs, you'll appreciate three comfortable bedrooms, including a generously sized primary bedroom, along with a full 4-piece bathroom. The layout offers separation between living and sleeping areas, creating a comfortable retreat at the end of the day. The fully finished basement adds valuable flexibility with a large rec room, a dedicated office, a 3-piece bathroom, and generous storage and utility space. Whether you need room to work from home, set up a play area, or create a cozy media space, there's plenty of opportunity here. Set on a 4,359 sq ft lot, the fenced backyard offers space to garden, relax, or entertain. In addition to the existing shed, there is a city permitted double garage/carport with convenient back lane access that offers exciting potential. Located close to parks, playgrounds, schools, and just minutes from Prairie Winds Park, this home offers exceptional value in an established, family-friendly community with year-round recreation at your doorstep. Whether you're looking to move right in or update over time to add your own personal touch, this is a fantastic opportunity to own a detached home in Castleridge at an accessible price point. Book your private showing today and see the

potential for yourself!