



84 castlefall Way NE
Calgary, Alberta

MLS # A2134173



\$729,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,763 sq.ft.	Age:	1981 (43 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	r-c1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: window coverings

Your Dream Home Awaits: Luxury Living with Income Potential Nestled in a Castleridge Estates, this exquisitely renovated executive-style stucco home offers a harmonious blend of luxury and practicality. With its stunning features and versatile layout, this property is truly a dream come true. ****Main Level Elegance:**** Step inside and be greeted by the warmth of all-hardwood flooring throughout the main level. The open concept floor plan seamlessly connects the living and family rooms, creating a spacious and airy environment. The vaulted ceiling in both Living & Family rooms adds a touch of grandeur, while the large windows flood the space with natural light. The heart of the home is the impressive kitchen, boasting a huge espresso finish and a large island with bar seating. This culinary masterpiece is perfect for hosting gatherings and whipping up gourmet meals. The family room features a cozy fireplace, making it the ideal spot for relaxing evenings. Convenience is key with a main floor laundry room, eliminating the need for trips up and down stairs. The main level also accommodates three bedrooms and two full bathrooms, including a luxurious master suite with a 6-piece ensuite bathroom & Custom Built Closet. Imagine waking up to your own private oasis! ****Outdoor Oasis:**** Step outside and enjoy the serenity of your fully fenced yard, perfect for kids and pets to play. The expansive deck is ideal for entertaining guests or simply enjoying a quiet evening under the stars. Plenty of storage space ensures that all your outdoor essentials are organized and readily available. ****Income Potential:**** This home offers remarkable versatility with a fully rentable finished illegal basement suite(not egress window). This separate living space features a private entrance, three bedrooms, a kitchen, storage area, and a separate laundry facility. This illegal

Basement suite provides an excellent opportunity to generate additional income, making this property a truly lucrative investment. ****Embrace the Lifestyle:**** This renovated stucco home offers the ultimate combination of luxury, comfort, and practicality. Enjoy the peace and quiet of a peaceful neighborhood, while still being close to all the amenities you need. Don't miss out on this incredible opportunity to own a home that truly has it all! ****Contact us today to schedule a showing and experience this exceptional property firsthand.****