



**256 Castleridge Drive NE  
Calgary, Alberta**

**MLS # A2154918**



**\$699,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

Welcome to this magnificent home nestled in the vibrant community of Castleridge. Boasting several upgrades along with a front and backyard ideal for enjoying summer days, this residence offers both cosiness and accessibility. Located adjacent to schools, parks, grocery stores, and the airport, its prime location enhances everyday living. The main floor features a den, living room, modern kitchen, several bedrooms, and a generously sized detached garage located in the back. On the main floor, you'll find a luxurious primary bedroom and 2 decent size washrooms which include a 3pc bath and a 4pc bath. The basement (illegal suite) also includes a 3pc bath and 4pc bath along with 3 decent size bedrooms, kitchen, laundry, recroom and a utility room. Whether you're an investor or a homebuyer seeking a property with outstanding amenities and features, this home is a perfect choice. Don't miss out on this incredible opportunity—schedule your showing today!