



**27 Castlebrook Court NE
Calgary, Alberta**

MLS # A2159299



\$649,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,121 sq.ft.	Age:	1981 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Charming Bi-Level Home in the Heart of Castleridge | SPACIOUS SUNROOM | 3 + 2 BEDROOMS | ILLEGAL BASEMENT SUITE | EASY POTENTIAL FOR GARAGE SUITE | Welcome to this inviting Bi-Level home featuring 3+2 bedrooms, nestled in the vibrant community of Castleridge. As you step inside, you'll immediately be greeted by a spacious and airy Living Room, perfect for relaxing or entertaining. The main floor boasts three generously sized bedrooms, including a Primary Suite with a private 2-piece ensuite. The third bedroom, which could also serve as an office or den, benefits from an abundance of natural light. A well-appointed 4-piece bathroom completes this level. The lower level offers additional living space, including a functional kitchen, two more generously-sized bedrooms, and a 4-piece bathroom. A convenient laundry area is also located here along with a kitchenette. Above the OVERSIZED Detached Garage, you'll find a versatile space that is finished to be a cozy loft and could easily be converted to garage suite with city approvals. The loft and garage have a fully functional furnace and also AC cooling on the top level. The bottom half of the oversized garage offers ample storage space and can accommodate 3 vehicles. Additionally, LARGE RV parking is available for your convenience. Option to legalize the secondary suite in the basement, the garage lost can also be covered into a 3rd suite through the city of Calgary. The Castleridge community provides all the amenities you need, including nearby schools, playgrounds, and shopping plazas. This home combines comfort with practicality in a location that has it all.