



**GRASSROOTS**  
REALTY GROUP

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**69 Castleglen Road NE**  
**Calgary, Alberta**

**MLS # A2185545**



**\$549,999**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** Dishwasher, Electric Range, Microwave hood fan, Fridge, Washer, Dryer

Welcome to this freshly renovated 4-bedroom, 2-full and 2-half-bath house located in the highly desirable community of Castleridge. As you enter through the front door, you'll find a spacious closet and a generously sized living room that is perfect for family gatherings. Continuing through the home, you'll discover a dining area and a brand new kitchen equipped with stainless steel appliances, a quartz countertop, and attractive cabinetry. The kitchen also features a good-sized island, ideal for casual breakfasts. Additionally, there is a laundry room that offers enough space to double as a pantry, along with a half bath on the main level for added convenience in daily living. Step outside to the large backyard is perfect for barbecues and for children to play during the summer months. On the upper level, you'll find a large master bedroom with a 2-piece ensuite, along with two other generously sized bedrooms and a full bath. The fully finished basement includes one bedroom, a full bathroom, a separate kitchen, and laundry facilities, providing excellent potential for rental income or accommodating a larger family. This property is conveniently located close to all amenities, including schools, parks, grocery stores, and restaurants. Don't miss the opportunity to own this wonderful home. Hurry! Call your Realtor to book a showing today.