



GRASSROOTS
REALTY GROUP

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263 Castleridge Drive NE
Calgary, Alberta

MLS # A2202938



\$569,999

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	880 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Paved		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: .

Welcome to this beautifully RENOVATED 4-level split 5 BEDROOM house, perfectly situated on a spacious 4000 square feet lot. Opportunity knocks for rental investment or LIVE up and RENT downstairs. R-CG zone 40'x100' lot allow future development potential of BACKYARD GARAGE SUITE (subjected to city permit approval) that will be accessed from paved back alley, Extensive Renovation done couple years ago features : NEW ROOF, WINDOWS, SIDING, HIGH GLOSS KITCHEN CABINETS with QUARTZ countertops, STAINLESS STEEL appliances, New Paint, New LVP flooring, Upgraded bathrooms, Pot lights and other light fixtures. This stunning property features 5 bedrooms, 2 full bathrooms, The upper levels of this home boast a thoughtfully designed layout with 3 well-appointed bedrooms and a full bathroom. The expansive living area is flooded with natural light, thanks to the large windows that enhance the open and airy feel of the space. The dining area is perfect for family meals and entertaining guests. Don't forget the huge deck on west side of house for BBQ party. The Renovated U shape kitchen is generously sized, featuring modern Stainless steel appliances and ample Quartz counter space, making meal preparation a delight. FULLY DEVELOPED BASEMENT offers 2 Bedrooms ILLEGAL SUITE New High gloss kitchen, full bath, SEPARATE ENTRANCE & LAUNDRY. Located close to Transit service, bus stop right in front of house, schools, shopping, Grocery store, superstore, gas station, Church, Sikh Temple/Gurudwara sahib, park and playground. This home is a perfect blend of style, comfort, and functionality. Don't miss the opportunity to make this renovated gem your own. Close to O.S. Geiger School Elementary school, Crossing park junior high school, and Nelson Mandela High school. Book your

private showing, this property is not going to last longer!