



GRASSROOTS
REALTY GROUP

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12 Castlebrook Way NE
Calgary, Alberta

MLS # A2203665



\$550,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	926 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Shed outside

Welcome to your new home! Located in the Castleridge community, you'll find all the amenities you need just minutes away from this house. The lot is rectangular and features a double detached garage and an enclosed deck beside the house. The space next to the garage can serve as an extra parking pad or possibly an RV parking space. This four-level split house boasts four bedrooms and two bathrooms. On the main floor, you will enjoy abundant natural light and a spacious living and dining area with an upgraded kitchen. Three bedrooms and a washroom are located on the upper level, while one bedroom is positioned on the lower floor, which includes a separate living room and a wood fireplace for a cozy feel during winter. The lower level also has a storage room currently used for gym and storage, as well as a laundry closet and mechanical room. Enjoy the peaceful neighbourhood while remaining close to all essential amenities. 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 property firsthand.