



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**248 Castledale Way NE
Calgary, Alberta**

MLS # A2306217



\$614,999

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	858 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

NEARLY 11,000 SQ FT LOT | TRIPLE CAR GARAGE | 2 BEDROOM ILLEGAL BASEMENT SUITE | EXTENSIVELY RENOVATED |
 Welcome to this beautifully renovated 4-level split home, perfectly situated on an expansive pie-shaped lot that includes over a QUARTER ACRE OF LAND. With a triple car garage and a thoughtfully designed layout, this property offers both style and functionality—ideal for families, investors, or those seeking additional living space. Step inside to a bright and inviting open-concept main floor, where modern design meets everyday comfort. A striking tiled feature wall with a built-in fireplace creates a stunning focal point, while large bay windows flood the space with natural light. The spacious kitchen is a true highlight, featuring stainless steel appliances, abundant counter space, and a sleek, contemporary finish that makes both cooking and entertaining a pleasure. Upstairs, you’ll find a generous primary retreat complete with its own feature wall, a walk-in closet outfitted with built-in organizers, and a luxurious ensuite. The ensuite boasts floor-to-ceiling tile, a glass standing shower, and dual sinks, all accessed through a stylish sliding barn door. This level also includes a well-sized secondary bedroom and a modern 4-piece bathroom. The lower level offers incredible versatility, featuring a full-sized kitchen with a beautiful tile backsplash, a large living area with built-in shelving and an additional fireplace, as well as a dedicated laundry room and a 3-piece bathroom—perfect for extended family or rental potential. Downstairs, the basement hosts two spacious bedrooms, a dedicated storage room, and a utility area, forming an illegal 2-bedroom suite with excellent layout and functionality. Located in the well-established community of Castleridge, this home provides convenient access to nearby

schools, shopping plazas, parks, and pathways, making it a fantastic place to call home.