



**216 Castleridge Drive NE
Calgary, Alberta**

MLS # A2313610



\$593,500

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: wall heater in basement, electrical fireplace in basement

If you've been searching for the DREAM GARAGE, this home delivers — a FULLY HEATED 28' x 24' space with 10 FT CEILINGS, designed to accommodate both a car lift and an overhead crane. A true standout for hobbyists, collectors, and anyone who wants serious workspace. Welcome to this one of a kind bi level home — a property that truly must be experienced to be appreciated. Mature landscaping, stone accents, and impressive curb appeal set the stage for the warmth and character found inside. Step into a welcoming entryway that leads to a main level designed for effortless living and entertaining. The open concept living area is anchored by a dramatic floor to ceiling stone feature wall with a wood burning fireplace, creating a cozy, lodge inspired atmosphere. The SHOWSTOPPER KITCHEN blends charm and functionality with sage green cabinetry, granite countertops, stainless steel appliances, a gas range, built in plate rack, and a massive island with seating for the whole family — all complemented by a striking overhead pot and pan rack that adds both style and chef inspired practicality. The oversized primary bedroom is a peaceful retreat offering direct access to the deck, rich barn door hardware, and a beautifully appointed 4 piece ensuite with a cheater entrance to the main bathroom for added convenience. The second upstairs bedroom is generously sized and is currently showcased as a sophisticated executive home office. The fully developed lower level expands your living space with a warm and inviting family/rec room featuring recessed lighting, along with two additional bedrooms ideal for guests, teens, or extended family. The basement bathroom includes in floor heating, adding comfort and warmth year round. Additional highlights include a basement wall heater, RV PARKING in the backyard, and a collection of

hand painted wildlife themed panels created by a talented artist from Quebec — unique pieces the sellers will be sad to leave behind, adding to the home's custom, lodge inspired character. This is more than a home — it's a lifestyle! Book your private showing today before it's gone.