



**88 Castlefall Way NE
Calgary, Alberta**

MLS # A2320068



\$715,000

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,474 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Freezer in Laundry Room		

* OPEN HOUSE, SAT. JUNE 13, 12-2PM & SUN. JUNE 14, 12-2PM** Welcome to this exceptional family home in the established community of Castleridge, homes & lots of this size seldom become available in Castleridge. From the moment you step inside, you'll be impressed by the grand curved staircase, wood-vaulted ceilings, and the spacious formal living and dining room, boasting hardwood floors, where large south-facing windows flood the space with natural light throughout the day. The heart of the home is the expansive kitchen, featuring an abundance of cabinetry and counter space, ensuring you'll never run short on storage. The kitchen overlooks the massive backyard and provides ample room for a large dining table, making it the perfect gathering space for family and friends. Just steps away, the inviting sunken family room showcases a charming wood-burning fireplace, custom built-in shelving, and plenty of storage, creating a warm and welcoming atmosphere. Large patio doors lead directly to the beautifully landscaped backyard and expansive deck, ideal for entertaining or relaxing on warm summer evenings. A convenient main-floor laundry room and powder room complete this level. Upstairs, you'll find four spacious bedrooms, providing plenty of room for a growing family. The impressive primary retreat features a huge walk-in closet, a 4-piece ensuite, and patio doors leading to your own secluded balcony—the perfect spot to enjoy your morning coffee. Three additional bedrooms, a versatile loft/flex area, and a full 4-piece bathroom complete the upper level. The partially finished basement offers endless potential, ready for your personal vision and future development. Outside, the oversized lot is a true standout feature, offering space rarely found in the neighbourhood. Enjoy summer barbecues and outdoor living on the substantial

newer deck, built within the last three years. Additional upgrades include all new windows installed in 2022, freshly stained cedar siding, a newer oven. The added durability and curb appeal of cedar siding—is known for its strength and resilience against Alberta's challenging weather conditions. This is a rare opportunity to own a spacious, well-maintained home on an exceptional lot in a family-friendly community that continues to be one of northeast Calgary's most sought-after neighbourhoods. Ideally located within walking distance of O.S. Geiger School, Escuela St. John Paul II Elementary School, and Bishop McNally High School, this home is perfect for growing families. Enjoy a community green space just steps from your door, with the popular Prairie Winds Park only minutes away. You'll also appreciate the convenient access to shopping, restaurants, playgrounds, recreation facilities, and everyday amenities, making this an exceptional location for both convenience and lifestyle.