



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

120 Castlegrove Road NE
Calgary, Alberta

MLS # A2330315



\$825,000

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,300 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, Separate Entrance		
Inclusions:	None		

Fully upgraded 2018 Built in 2-storey House comes with Total 6 BEDROOM + 4 FULL BATHS, BASEMENT SUITE (Illegal) With SEPERATE ENTRANCE. MAIN FLOOR offers 9' ceiling, Luxury LVP Flooring, bright spacious living room with gas fireplace, Kitchen with Granite countertops, Stainless steel Appliances, Full height cabinets, Chimney Hood fan, Gas-Stove, Built in microwave & Dedicated Pantry, Main floor Bedroom + Full Bathroom, Spacious dining area. UPPER FLOOR has Primary Bedroom with huge walk-in-closet and 5 piece ensuite, Additional 3 good size bedrooms and 4 piece bathroom. Fully developed Basement (illegal suite) has side entrance & 9' ceiling finishes with 2 bedrooms, kitchen with stainless steel appliances and Large living room, Separate Laundry. Throughout the home, you'll find thoughtful upgrades including Oversized Garage and High efficiency furnace. This home is conveniently located close to shopping, parks, with easy access to Stoney Trail and Airport so Call now to schedule a private viewing!