



GRASSROOTS
REALTY GROUP

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64 Castlebrook Rise NE
Calgary, Alberta

MLS # A2340397

\$499,990

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Directly Across from Castlebrook Corner Playground | 3 Minute Walk to CBE O.S. Geiger School | Upgraded Stucco Siding | 42Ft Wide Lot | Rear Lane Access | Rear Gated Parking | Bi-Level | 2 Bedroom Basement Suite (Illegal) | 3 Upper Level Bedrooms | Great Natural Light | Expansive Living Space | Open Floor Plan Kitchen & Dining Rooms | Wood Countertop Kitchen | White Appliances | Ample Cabinet Space | Sizeable Bedrooms | Basement Rec Room | 2 Spacious Basement Bedrooms & 4pc Bath | Storage | Shared Basement Laundry | Unbeatable Location. Welcome home to this spacious bi-level situated directly across from Castlebrook Corner Playground & just a 3-minute walk to CBE O.S. Geiger School. Set on an impressive 42Ft wide lot with upgraded stucco siding, rear lane access & gated parking, this home offers excellent functionality & an unbeatable family-friendly location. Step inside to a bright & welcoming main level featuring great natural light, expansive living space & an open floor plan connecting the kitchen & dining areas. The kitchen is finished with wood countertops, white appliances & ample cabinetry, providing a functional space for everyday family living. The dining area flows naturally into the living room, creating a comfortable setting for family meals & entertaining. The upper level holds 3 spacious bedrooms & a full bathroom, with sizeable bedrooms offering excellent space for the family. The lower level expands your living space with a generous recreation room, 2 spacious bedrooms, a 4pc bathroom, storage & shared laundry. The illegal 2-bedroom basement suite offers excellent flexibility for extended family or additional living space. Outside, enjoy the spacious lot with rear gated parking, rear lane access & upgraded stucco siding. The location is exceptional, with Castlebrook Corner Playground directly across the street & O.S.

Geiger School just a short walk away. Parks, pathways, shopping & everyday amenities are all close by, making this an ideal opportunity for families seeking space, functionality & convenience. Hurry & book your showing today!