



**GRASSROOTS**  
REALTY GROUP

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51 castlebury Way NE  
Calgary, Alberta

MLS # A2342697



**\$635,999**

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Castleridge                                           |        |                   |
| Type:     | Residential/House                                     |        |                   |
| Style:    | 2 Storey                                              |        |                   |
| Size:     | 1,566 sq.ft.                                          | Age:   | 1980 (46 yrs old) |
| Beds:     | 4                                                     | Baths: | 3 full / 1 half   |
| Garage:   | Concrete Driveway, Off Street, Single Garage Attached |        |                   |
| Lot Size: | 0.13 Acre                                             |        |                   |
| Lot Feat: | Back Yard, No Back Lane                               |        |                   |

|             |                                           |            |      |
|-------------|-------------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air, Natural Gas     | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl                       | Sewer:     | -    |
| Roof:       | Asphalt Shingle                           | Condo Fee: | -    |
| Basement:   | Full                                      | LLD:       | -    |
| Exterior:   | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete                           | Utilities: | -    |
| Features:   | Bar, Pantry                               |            |      |
| Inclusions: | None                                      |            |      |

PRIME LOCATION | OVER 2413 SQ FT DEVELOPED SPACE | SINGLE FRONT ATTACHED GARAGE | BIG BACKYARD | Nestled in the mature neighborhood of Castleridge NE, this elegant home sits on one of the good size lot on a quiet street . From the moment you enter, you walk into the living room, Family room, large kitchen with dining area, door which lead to the deck, MAIN FLOOR has 2-pc bathroom, large living room with brick faced gas fireplace and single attached garage. The main floor features large bay windows in the family and living room letting in natural light throughout the day. The upper floor consists of 3 large size bedrooms and 2 full bathrooms. The basement features one bedroom with bar and laundry, living room, and a 4-pc bath. RECENT UPGRADES INCLUDE: Paint, Newer roof, new main level vinyl floor. This home is perfect for growing families. This prime location is walking distance to the bus stop, schools, playgrounds, recreation facilities, grocery, restaurants, green spaces and prairie winds park. A must see property