



GRASSROOTS
REALTY GROUP

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27 Castlebrook Court NE
Calgary, Alberta

MLS # A2343156



\$569,000

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,138 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: na

SPACIOUS SUNROOM | 3 + 2 BEDROOMS | ILLEGAL BASEMENT SUITE | OVERSIZED 2-CAR GARAGE | LOFT ABOVE GARAGE | LARGE PIE LOT | SUNNY SOUTH BACKYARD | RV PARKING Welcome to this spacious bi-level in the heart of Castleridge, situated on a large pie-shaped lot with a sunny south-facing backyard. The main floor offers 3 bedrooms, including a primary with 2-piece ensuite, a bright living room, and a 4-piece bath. The lower level features 2 additional bedrooms, a kitchen/kitchenette, 4-piece bath, laundry, and an illegal basement suite setup. Outside, enjoy a spacious sunroom, oversized 2-car detached garage, RV parking, and a finished loft above the garage with furnace and A/C—ideal for an office, studio, games room, or retreat. Close to schools, parks, shopping, and transit.