



GRASSROOTS
REALTY GROUP

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171 Castlebrook Rise NE
Calgary, Alberta

MLS # A2347379



\$599,900

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: IN BASEMENT: ELECTRIC RANGE, RANGE HOOD FAN, REFRIGERATOR

Welcome to this ****extensively renovated detached 4-level split**** located in the established community of ****Castleridge NE, Calgary****. Offering over ****1,214 sq. ft. of above-grade living space****, this thoughtfully redesigned home features ****5 bedrooms, 4 bathrooms****, a fully developed lower level, and a ****finished basement with an illegal suite and separate entrance****. With modern finishes throughout and an exceptionally functional floor plan, this property offers outstanding versatility for families, extended family, or investors. Upon entering, you are greeted by a ****spacious foyer**** that opens into a bright and inviting living area featuring a stylish ****electric fireplace and custom feature wall****. The living space flows naturally into the dining area and toward the beautifully renovated ****L-shaped kitchen**** at the rear. Designed with both style and functionality in mind, the kitchen showcases ****brand-new stainless steel appliances, quartz countertops, a centre island, modern cabinetry****, and plenty of workspace. Large windows bring in an abundance of natural light, while a conveniently located rear patio door provides easy access to the backyard. A ****main-floor laundry closet**** completes this level. Head upstairs to find ****three generously sized bedrooms****. The primary bedroom offers a spacious closet and a private ****3-piece ensuite with a standing shower****. Two additional bedrooms and a beautifully finished ****4-piece bathroom with a tub/shower combination**** complete the upper level. The next level down might quickly become your favourite place in the house. Designed for relaxing and entertaining, the ****spacious recreation room**** provides the perfect setting for family gatherings, movie nights, or hosting friends. A dedicated ****bar area with cabinetry and a bar fridge**** adds another touch of functionality and character, while an additional ****4-piece bathroom with a standing shower****

completes this impressive level. The fully finished basement (illegal suite) offers even more flexibility and features a separate rear entrance, modern kitchen, two bedrooms, and a full bathroom, providing excellent potential for extended family or additional living arrangements. Outside, enjoy a fully fenced and landscaped backyard, offering a private space for summer BBQs, children, pets, or simply relaxing outdoors. Parking is another standout feature of this property, with a **2-car parking pad at the rear plus additional front parking with space for up to 3 vehicles**. From the extensive renovations and brand-new appliances to the entertainment level, additional living space, separate entrance, and exceptional parking, this is not your average 4-level split. Conveniently located close to **schools, parks, shopping, transit, and major amenities**, this Castleridge home truly has a lot to offer. **A one-of-a-kind opportunity in Castleridge—book your private showing today and make this beautiful home yours!**