



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

95 Castlegreen Close NE
Calgary, Alberta

MLS # A2347723



\$619,999

Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	None
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this charming and well-maintained two-storey detached home in the established community of Castleridge, NE Calgary! Offering 4 BEDROOMS, 1.5 BATHROOMS, and a DEVELOPED BASEMENT, this home provides a functional layout with plenty of space for comfortable family living. As you step inside, you are greeted by a bright and inviting living room, offering a welcoming space to relax or entertain family and friends. The main floor also features a spacious eat-in kitchen with plenty of room for everyday cooking and dining, along with a dedicated dining area that is perfect for family meals and gatherings. Upstairs, you will find THREE WELL-SIZED BEDROOMS, including a spacious primary bedroom, along with a full bathroom conveniently located on the upper level. The DEVELOPED BASEMENT adds additional living space and features a FOURTH BEDROOM, a SECOND KITCHEN, and a versatile area that can be used to suit your family's needs. Outside, enjoy a generous backyard with plenty of room for outdoor entertaining, gardening, or simply relaxing during the warmer months. Conveniently located close to schools, parks, playgrounds, shopping centres, public transportation, and major roadways, this home offers easy access to everyday amenities. Whether you are a FIRST-TIME HOME BUYER, a growing family, or an investor looking for your next opportunity, this property offers a great combination of space, functionality, and location. Don't miss your chance to make this home yours. BOOK YOUR PRIVATE SHOWING TODAY!