



THE
A-TEAM

**RE/MAX
FIRST**

15 CASTLEBURY Way, Calgary T3J 1K7

MLS® #: **A2099164**

Area: **Castleridge**

Listing Date: **01/01/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **5,769 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,053**

Low Sqft:

Ttl Sqft: **2,053**

DOM

139

Layout

Beds: **7 (4 3)**

Baths: **4.0 (4 0)**

Style: **2 Storey Split**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Pie Shaped Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Crown Molding,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Stone Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`7" x 6`1"
Dining Room	Main	9`10" x 9`9"
Dining Room	Main	8`1" x 11`8"
Laundry	Main	5`5" x 7`10"
Bedroom	Upper	10`4" x 9`10"
Bedroom	Upper	11`8" x 9`2"
Bedroom - Primary	Upper	14`10" x 12`6"

Room	Level	Dimensions
Living Room	Main	17`0" x 13`7"
Kitchen	Main	9`11" x 9`5"
3pc Bathroom	Main	5`6" x 7`9"
Family Room	Main	19`11" x 12`5"
Bedroom	Upper	9`3" x 11`6"
4pc Bathroom	Upper	8`2" x 8`1"
3pc Ensuite bath	Upper	10`2" x 8`0"

Bedroom
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

9`9" x 9`1"
4`8" x 11`6"
9`7" x 14`3"

Game Room
Bedroom
Bedroom

Legal/Tax/Financial

Basement
Basement
Basement

18`7" x 14`9"
10`8" x 9`7"
7`7" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7911186

Remarks

Pub Rmks: **Welcome to this exceptional 2-storey home in the great community of Castleridge, situated on a quiet street and in close proximity to wonderful amenities including the Castleridge Plaza, various schools, parks and more! This home boasts a beautiful curb appeal with a large front yard, concrete driveway and double attached garage! As you enter the home through the main entrance, you have a hallway with storage for outerwear and then are welcomed into the expansive living room equipped with dual skylights, soaring ceilings with recessed lighting, and a cozy fireplace with white brick surround + 2 windows off the sides, nicely brightening the space. The dining room is a set-up from the living room, with white wooden railing separating the spaces, great for hosting family and friends. Next, the kitchen is large with dark granite countertops (with option for breakfast bar seating), plenty of white shaker-style cabinetry with silver hardware, a window over the dual basin sink, and a great ss appliance package including an electric stove, over the range hood fan, built-in dishwasher, and french door fridge with bottom freezer. A cute nook for informal dining with bay window also adds to the practicality of the kitchen. Also on the main level, you have a second family room with another cozy fireplace, sliding patio doors and tons of additional room for lounging around. Nicely finishing off the main level, you have a tucked-away guest bathroom and side-by-side washer & dryer with an exit door to the backyard. Heading upstairs you have 4 large bedrooms all finished with plush carpet flooring and good-sized closets. The primary master is expansive and includes an ensuite bathroom with stand-alone glass shower, beautiful vanity and closet. Also on the upper level you have a 4 pc bathroom with tub/shower combo, gorgeous vanity and sliding closet. The basement is also extremely spacious and finished with carpet, includes 3 large bedrooms, a 4 pc bathroom with tub/shower combo and a huge rec room to be customized to your liking! The backyard of this home is fully fenced with a concrete patio, mature trees and plenty of space for outdoor activities! Don't miss out and come view today!**

Inclusions: **Fridge, Electric Stove, Dishwasher, Washer, Dryer, Garage Opener**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











