



THE
A-TEAM

**RE/MAX
FIRST**

103 CASTLEGREEN Close, Calgary T3J1Y6

MLS® #: **A2124519**

Area: **Castleridge**

Listing Date: **04/19/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 14-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,150**
Low Sqft:
Ttl Sqft: **1,150**

DOM

30

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Washer**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 4'6"
Living Room	Main	13'2" x 11'3"
4pc Ensuite bath	Upper	5'1" x 8'5"
Bedroom	Upper	8'6" x 8'5"
3pc Ensuite bath	Basement	6'1" x 5'7"
Kitchen	Basement	12'4" x 7'0"
Furnace/Utility Room	Basement	6'2" x 7'2"

Room	Level	Dimensions
Kitchen	Main	11'6" x 11'0"
4pc Bathroom	Upper	8'2" x 5'0"
Bedroom	Upper	8'3" x 12'0"
Bedroom - Primary	Upper	13'3" x 13'1"
Bedroom	Basement	9'7" x 12'7"
Living Room	Basement	15'9" x 9'5"
Dining Room	Main	13'2" x 8'2"

Title: **Fee Simple**
Legal Desc: **8111020**
Zoning: **R-C2**

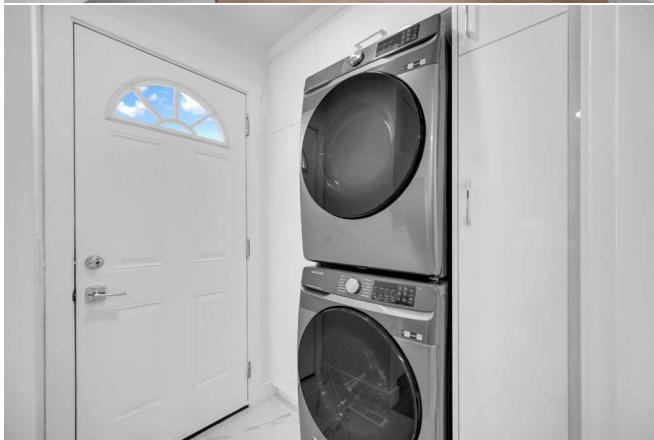
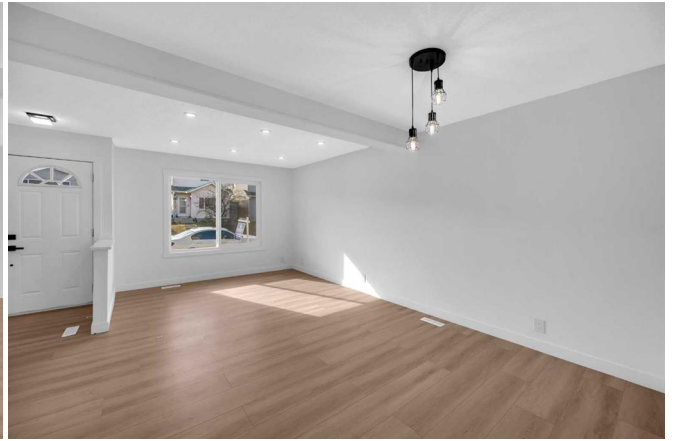
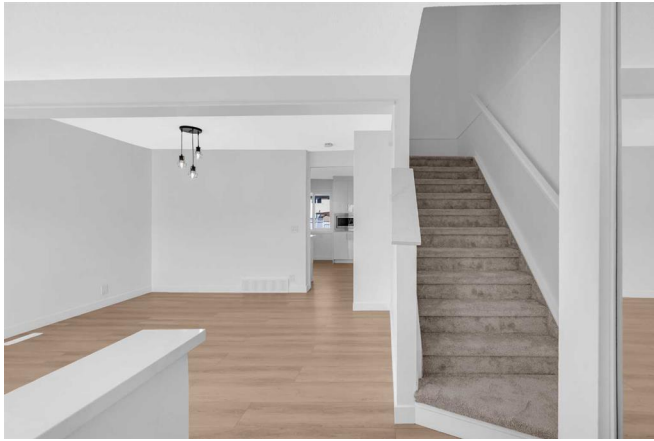
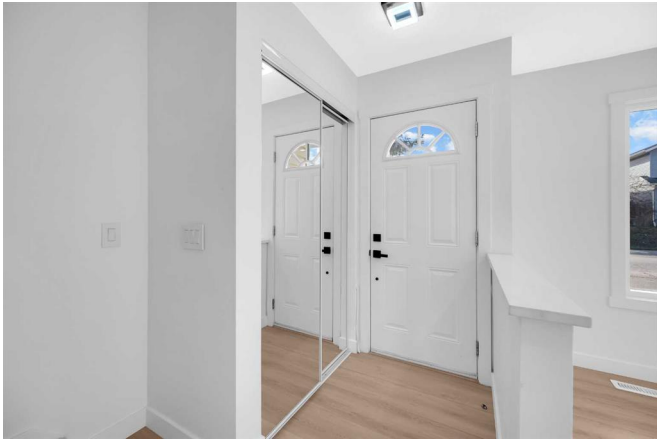
Remarks

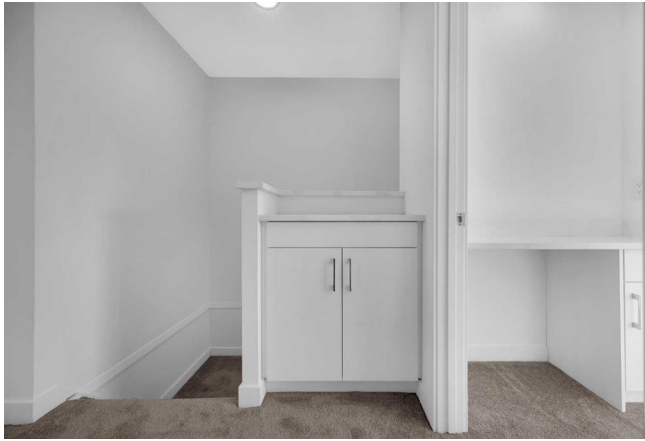
Pub Rmks: **** Back on Market due to financing***Discover this stunning two-story home, perfectly situated in the desirable community of Castle Ridge. This gem boasts an open layout that seamlessly blends contemporary design with functional living. With three beautifully appointed bedrooms—including a master bedroom and two other bedrooms upstairs with two full bathrooms, comfort meets style at every turn. The heart of the home features a beautiful high-gloss kitchen equipped with sleek under-cabinet lighting and stylish pot lights all throughout the build, boasting brand new appliances, enhancing the modern ambiance. The open floor plan is ideal for entertaining, offering a spacious living area.. Unique to this property is a fully finished One bedroom "illegal" basement suite with a separate entrance, complete with a bathroom, high-gloss kitchen, and its own laundry facilities. Outdoors, the property doesn't disappoint, featuring a spacious backyard with a single paved asphalt parking pad and an outdoor children play area along with a fire pit ensuring endless hours of enjoyment for the younger ones and yourself. All new windows,shingles,soffit,Fascia,Gutter,drain pipes.The fence and children play area is freshly painted. Convenience is key with easy access to all essential amenities. Grocery stores, schools, bus stops, and the McKnight-Westwinds Transit Station are all within easy reach, placing everything you need right at your fingertips. This home is a true standout in Castle Ridge, offering an unrivalled blend of luxury, convenience, and thoughtful design. Don't miss the opportunity to make this dream home yours.**

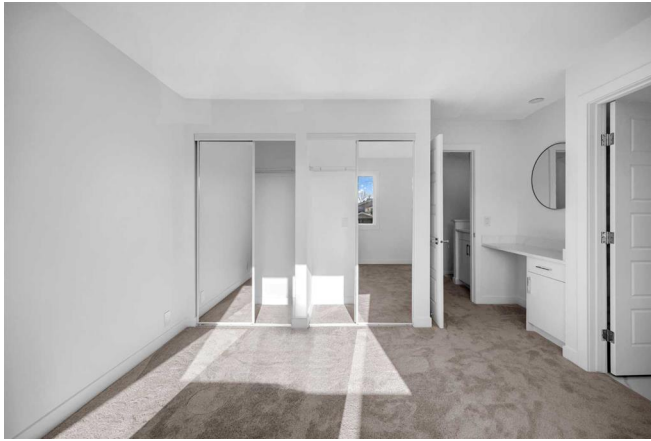
Inclusions: **None**
Property Listed By: **Coldwell Banker Mountain Central**

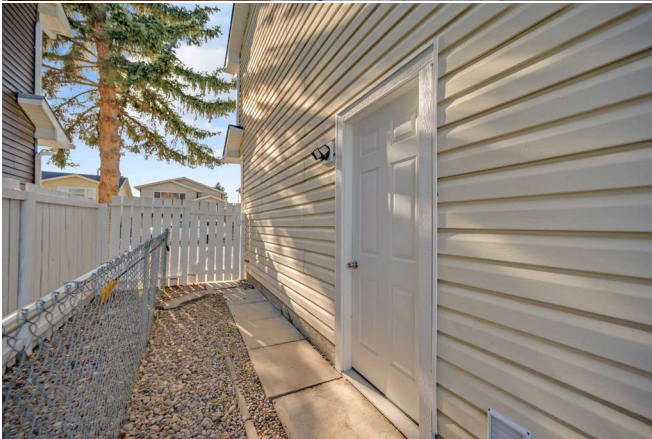
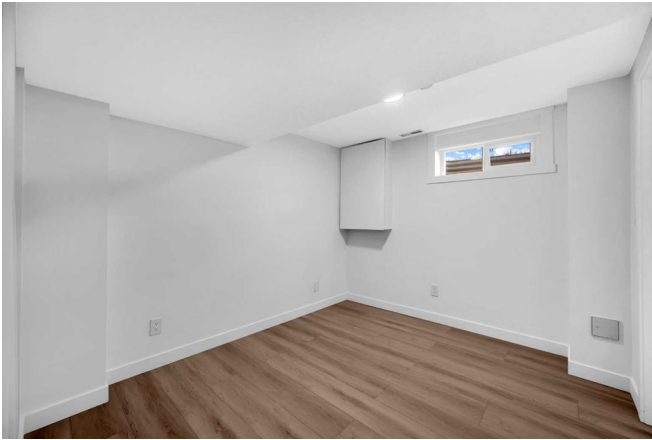
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











103 Castlegreen Close NE, Calgary, AB

Main Floor Exterior Area 507.07 sq ft
Interior Area 509.01 sq ft



0 3 6 ft

PREPARED: 2024/04/19



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

103 Castlegreen Close NE, Calgary, AB

Upper Floor Exterior Area 503.64 sq ft
Interior Area 520.58 sq ft



0 3 6 ft

PREPARED: 2024/04/19



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103 Castlegreen Close NE, Calgary, AB

Basement (Below Grade) Exterior Area 503.20 sq ft
Interior Area 449.25 sq ft



0 3 6 ft

PREPARED: 2024/04/19



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