



THE
A-TEAM

**RE/MAX
FIRST**

84 CASTLEFALL Way, Calgary t3j 1m7

MLS®#: **A2134173**

Area: **Castleridge**

Listing Date: **05/22/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,763**

Low Sqft:

Ttl Sqft: **1,763**

Lot Information

Lot Sz Ar: **5,608 sqft**

Lot Shape:

DOM

34

Layout

Beds: **6 (3 3)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Dog Run Fenced In**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Stucco**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Range,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Dry Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Separate Entrance,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	13`0" x 15`3"
Dining Room	Main	17`4" x 14`5"
Entrance	Main	6`8" x 4`11"
Bedroom	Main	9`6" x 10`6"
Bedroom - Primary	Main	13`1" x 14`0"

Room	Level	Dimensions
Living Room	Main	12`5" x 16`7"
Family Room	Main	10`10" x 12`2"
Laundry	Main	3`4" x 6`5"
Bedroom	Main	9`6" x 10`5"
4pc Bathroom	Main	6`6" x 6`1"

6pc Ensuite bath
 Bedroom
 Bedroom
 Laundry
 4pc Bathroom

Main
 Basement
 Basement
 Basement
 Basement

6`6" x 18`1"
 12`1" x 13`11"
 8`6" x 13`6"
 3`1" x 1`4"
 9`2" x 4`5"

Family Room
 Bedroom
 Kitchen
 Storage

Basement
 Basement
 Basement
 Basement

25`3" x 15`6"
 8`6" x 13`6"
 10`10" x 12`0"
 10`4" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

7911186

Zoning:
r-c1

Remarks

Pub Rmks: **## Your Dream Home Awaits: Luxury Living with Income Potential Nestled in a Castleridge Estates, this exquisitely renovated executive-style stucco home offers a harmonious blend of luxury and practicality. With its stunning features and versatile layout, this property is truly a dream come true. ****Main Level Elegance:**** Step inside and be greeted by the warmth of all-hardwood flooring throughout the main level. The open concept floor plan seamlessly connects the living and family rooms, creating a spacious and airy environment. The vaulted ceiling in both Living & Family rooms adds a touch of grandeur, while the large windows flood the space with natural light. The heart of the home is the impressive kitchen, boasting a huge espresso finish and a large island with bar seating. This culinary masterpiece is perfect for hosting gatherings and whipping up gourmet meals. The family room features a cozy fireplace, making it the ideal spot for relaxing evenings. Convenience is key with a main floor laundry room, eliminating the need for trips up and down stairs. The main level also accommodates three bedrooms and two full bathrooms, including a luxurious master suite with a 6-piece ensuite bathroom & Custom Built Closet. Imagine waking up to your own private oasis! ****Outdoor Oasis:**** Step outside and enjoy the serenity of your fully fenced yard, perfect for kids and pets to play. The expansive deck is ideal for entertaining guests or simply enjoying a quiet evening under the stars. Plenty of storage space ensures that all your outdoor essentials are organized and readily available. ****Income Potential:**** This home offers remarkable versatility with a fully rentable finished illegal basement suite(not egress window). This separate living space features a private entrance, three bedrooms, a kitchen, storage area, and a separate laundry facility. This illegal Basement suite provides an excellent opportunity to generate additional income, making this property a truly lucrative investment. ****Embrace the Lifestyle:**** This renovated stucco home offers the ultimate combination of luxury, comfort, and practicality. Enjoy the peace and quiet of a peaceful neighborhood, while still being close to all the amenities you need. Don't miss out on this incredible opportunity to own a home that truly has it all! ****Contact us today to schedule a showing and experience this exceptional property firsthand.******

Inclusions:
 Property Listed By: **Century 21 Bravo Realty**

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











