

103 CASTLERIDGE Road, Calgary T3J 1N8

A2148294 Castleridge Listing 10/05/24 List Price: **\$559,900** MLS®#: Area:

Status: **Pending** County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type:

Year Built: Lot Information

City/Town: Calgary

Lot Sz Ar: Lot Shape:

Residential Detached

1981

4,402 sqft

Low Sqft: Ttl Sqft:

Abv Saft:

1,358

1,358

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

46

3 Garage Sz: 2

5 (3 2)

2.5 (2 1)

Bi-Level

Access:

Lot Feat: Park Feat: Back Lane, Back Yard, Corner Lot, Lawn, Street Lighting, Rectangular Lot

Finished Floor Area

Alley Access, Double Garage Detached, On Street

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: **Lighting, Rain Gutters**

Vinyl Siding, Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer

Int Feat: See Remarks

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Ensuite bath	Main	5`1" x 4`6"	4pc Bathroom	Main	5`0" x 7`6"
Bedroom	Main	11`3" x 7`11"	Bedroom	Main	14`6" x 8`0"
Dining Room	Main	14`11" x 11`10"	Family Room	Main	7`5" x 11`10"
Kitchen	Main	14`8" x 12`9"	Living Room	Main	16`6" x 16`2"
Bedroom - Primary	Main	14`6" x 12`5"	4pc Bathroom	Basement	9`10" x 9`4"
Bedroom	Basement	9`6" x 12`7"	Bedroom	Basement	9`0" x 9`6"
Dining Room	Basement	13`10" x 7`9"	Kitchen	Basement	13`10" x 8`1"

Laundry Basement 10`1" x 12`11" Furnace/Utility Room Basement 5`11" x 4`1"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **8010891**

Remarks

Pub Rmks:

Corner Lot | 4400+ SqFt Lot | Double Attached Garage & Parking Pad | Paved Alley Access | Bi-Level | 3-Bedrooms Upstairs | 2-Bedroom Basement Suite(Illegal) | Separate Entry | Functional Floor Plan | Expansive Living Space | Fresh Paint | New Flooring | Gas Fireplace | Large Deck | Great Location. Welcome to 103 Castleridge Road NE, a spacious bi-level home on a massive corner lot with a paved back lane. Open the front door and head up to the main level which holds 3 large bedrooms, 1.5 bathrooms and an expansive living space. The front living room is bright with natural light and has a corner wood burning fireplace with a stone backsplash. The kitchen is outfitted with wood countertops, ample cabinet storage and black appliances. The dining room is spacious and has sliding glass doors to the covered deck. The 3 bedrooms on this level are spacious; the primary has a 2pc bathroom. The main level is complete with a 4pc bathroom with a tub/shower combo. Downstairs is a 2 bedroom basement suite(illegal) with entry through both the front door and the double attached garage. The spacious lower level has 2 an open kitchen and dining space which adds to the functionality! Outside, this large lot has ample lawn space, a parking pad and double attached garage. Hurry and book a showing at this home today!

Inclusions: Basement: Stove
Property Listed By: RE/MAX Crown

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





