



THE
A-TEAM

**RE/MAX
FIRST**

256 CASTLERIDGE Drive, Calgary T3J 1X3

MLS®#: **A2154918**

Area: **Castleridge**

Listing Date: **08/05/24**

List Price: **\$699,000**

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: **1,048**

Low Sqft:

Ttl Sqft: **1,048**

DOM

44

Layout

Beds: **6 (3 3)**

Baths: **4.0 (4 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **3,250 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	6`6" x 4`0"
Bedroom	Main	12`8" x 8`3"
Den	Main	6`6" x 11`4"
Living Room	Main	16`0" x 12`5"
3pc Bathroom	Basement	6`4" x 4`8"
Bedroom	Basement	11`4" x 7`6"
Bedroom	Basement	10`6" x 10`11"

Room	Level	Dimensions
4pc Bathroom	Main	6`6" x 5`8"
Bedroom	Main	9`11" x 8`3"
Kitchen	Main	16`0" x 9`6"
Bedroom - Primary	Main	12`8" x 11`5"
4pc Bathroom	Basement	7`3" x 7`5"
Bedroom	Basement	10`6" x 8`0"
Kitchen	Basement	6`2" x 10`3"

**Laundry
Furnace/Utility Room**

**Basement
Basement**

**5`11" x 6`6"
6`7" x 5`1"**

Game Room

Basement

15`4" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8110679

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this magnificent home nestled in the vibrant community of Castleridge. Boasting several upgrades along with a front and backyard ideal for enjoying summer days, this residence offers both cosiness and accessibility. Located adjacent to schools, parks, grocery stores, and the airport, its prime location enhances everyday living. The main floor features a den, living room, modern kitchen, several bedrooms, and a generously sized detached garage located in the back. On the main floor, you'll find a luxurious primary bedroom and 2 decent size washrooms which include a 3pc bath and a 4pc bath. The basement (illegal suite) also includes a 3pc bath and 4pc bath along with 3 decent size bedrooms, kitchen, laundry, recroom and a utility room. Whether you're an investor or a homebuyer seeking a property with outstanding amenities and features, this home is a perfect choice. Don't miss out on this incredible opportunity—schedule your showing today!

Inclusions:
Property Listed By:

**none
eXp Realty**

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