



THE
A-TEAM

**RE/MAX
FIRST**

8 CASTLEBURY Way, Calgary T3J 1M4

MLS®#: **A2155191** Area: **Castleridge** Listing Date: **08/04/24** List Price: **\$1,099,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **5,048 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,789**
 Low Sqft:
 Ttl Sqft: **2,789**

DOM

45
Layout
 Beds: **6 (5 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`3" x 9`11"	Living Room	Main	12`7" x 12`3"
Family Room	Main	16`8" x 16`5"	Kitchen	Main	13`4" x 12`11"
Laundry	Main	7`5" x 4`6"	Breakfast Nook	Main	10`0" x 7`0"
Furnace/Utility Room	Basement	11`0" x 8`0"	Living Room	Basement	26`6" x 12`7"
Bedroom - Primary	Second	13`11" x 13`9"	Bedroom	Main	13`3" x 10`7"
Office	Second	10`11" x 12`9"	Bedroom	Second	13`11" x 14`0"
Bedroom	Second	11`0" x 12`3"	Bedroom	Second	14`5" x 10`10"

Bedroom
4pc Bathroom
4pc Bathroom
4pc Bathroom
Walk-In Closet

Basement
Main
Second
Basement
Second
15`7" x 9`1"
7`11" x 4`11"
8`2" x 4`11"
9`0" x 4`11"
5`3" x 5`1"

Office
4pc Ensuite bath
5pc Ensuite bath
Kitchen

Basement
Second
Second
Basement
15`7" x 9`1"
8`9" x 4`11"
11`5" x 9`4"
11`7" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **8010517**

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome home to luxurious, modern living in the Matured, Estate Community of Castleridge in NE. Conventional Lot, Backing Onto open space| Stucco Exterior | No Neighbours Behind | East Facing | Stunning Finishes | Spacious Gourmet Kitchen | Granite Countertops throughout | Upgraded stainless Appliances and large kitchen cabinets | Main Level bedroom with full bath | Incredible Living Space | Large Windows | 6-Bedrooms, Den, Office | 5-Bathrooms | Walking Distance to Prairie Winds Park | Upper level Den | Main level Laundry Room | Full Basement with Illegal Suite | Separate Entry to Basement | Front Attached Garage. Welcome to your beautiful home in great neighbourhood of Castleridge Estate! This home boasts 2789 SqFt throughout the main and upper levels with an additional 1248 SqFt in the finished basement. The main level opens to a foyer with high ceilings adjoining living room, family room and formal dining room. The open floor plan kitchen, dining living and family rooms make this a perfect home for entertaining friends and family. Main level also features good size bedroom and full bathroom. Upstairs is finished with plush carpet flooring throughout the 4 bedrooms and den room. The primary bedroom is expansive, this is paired with a walk-in closet and a 5pc ensuite bathroom with a tub, walk-in shower, double vanity. 2nd master bedroom also has 4 piece ensuite. 3 & 4 bedrooms are all great sized! These share the main 4pc bathroom. The upper-level 5th den room is a great space for office, crafts, games Family activities etc! Downstairs is an illegal basement suite. Featuring good size bedroom, den, full bathroom, kitchen and large family room. This home is located a minutes' walk to parks, schools, shopping centres, transit! The front attached garage and driveway allow for 4 vehicles to be parked at any time with street parking readily available too! Hurry and book a showing at this incredible home today!**

Inclusions:
Property Listed By: **None**
TREC The Real Estate Company

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