



THE
A-TEAM

**RE/MAX
FIRST**

131 CASTLEBROOK Rise, Calgary T3J1Y3

MLS®#: **A2162659** Area: **Castleridge** Listing Date: **09/05/24** List Price: **\$649,000**
 Status: **Active** County: **Calgary** Change: **-\$6k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,176**
 Low Sqft:
 Ttl Sqft: **1,176**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,No Neighbours Behind,Landscaped,Paved,Rectangular Lot**
 Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Humidifier,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main	6`6" x 7`10"	4pc Bathroom	Main	5`2" x 7`10"
Bedroom - Primary	Main	12`2" x 11`11"	Bedroom	Main	11`1" x 9`5"
Bedroom	Main	11`2" x 9`7"	Dining Room	Main	12`3" x 10`5"
Kitchen	Main	11`10" x 10`1"	Living Room	Main	14`7" x 13`1"
3pc Bathroom	Basement	6`8" x 6`9"	Bedroom	Basement	12`5" x 10`11"
Bedroom	Basement	11`0" x 12`11"	Kitchen	Basement	15`9" x 16`1"
Game Room	Basement	14`1" x 21`2"	Furnace/Utility Room	Basement	12`6" x 8`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8010517

Remarks

Pub Rmks: **Welcome to this exceptional BI-LEVEL home boasting with pride of ownership! Nestled in the quiet, family-oriented neighborhood of Castleridge close to all amenities like SUPER STORE, TRAIN STATION SHOPPING MALL, 2 MINUTES WALK TO BUS STOP, AND PUBLIC AND CATHOLIC HIGH SCHOOL. This (BI-LEVEL) home allows easy access to major roads like Stoney Trail, Deerfoot Trail, and 52 Street. Offering over 1176.68 square feet of uniquely developed living space on the main floor and a fully developed 2-BEDROOM ILLEGAL BASEMENT as a mortgage helper, this home is designed to impress. As you step inside, you're greeted by a spacious living on the LEFT side and in front dining space with an updated dining area with a fully updated new style Kitchen with 3 SPACIOUS SIZE bedrooms on the main floor with a primary bedroom with a new 4pcs en-suite washroom with another newly built 4 pcs. washroom. As you enter in basement you will find 2 big bedrooms and a huge kitchen for your family. The house has newly triple pain windows changed a few years back, a new furnace, and hot water energy efficient types of equipment. The basement can be easily rented for \$1700.00 per month and utilities extra. Book your showing with your favorite realtor to see this upgraded home.**

Inclusions: **2 STOVES AND 2 REFRIGRATORS.**
Property Listed By: **TREC The Real Estate Company**

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













