



THE
A-TEAM

**RE/MAX
FIRST**

27 CASTLEBROOK Court, Calgary T3J 1Z6

MLS®#: **A2178753**

Area: **Castleridge**

Listing Date: **11/12/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**
Lot Information
Lot Sz Ar: **544 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,121**
Low Sqft:
Ttl Sqft: **1,121**

DOM

9
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**
Park Feat: **Parking Pad,RV Access/Parking,Triple Garage Detached**

Utilities and Features

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

Construction: **Wood Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	6`5" x 3`6"	Living Room	Main	11`6" x 11`5"
Bedroom - Primary	Main	11`9" x 10`5"	4pc Bathroom	Main	5`0" x 7`7"
4pc Bathroom	Basement	5`0" x 7`7"	2pc Bathroom	Main	5`0" x 5`11"
Bedroom	Main	10`11" x 10`5"	Bedroom	Main	8`5" x 8`7"
Bedroom	Basement	11`2" x 15`0"	Bedroom	Basement	10`7" x 12`10"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R-CG	
Legal Desc:	8010517		Remarks
Pub Rmks:	 SPACIOUS SUNROOM 3 + 2 BEDROOMS ILLEGAL BASEMENT SUITE PLUS EASY POTENTIAL FOR RENTAL OF THE GARAGE SUITE (Structure is already existing above garage - Would require a few things to meet city requirements) Charming Bi-Level Home in the Heart of Castleridge Welcome to this inviting Bi-Level home featuring 3+2 bedrooms, nestled in the vibrant community of Castleridge. As you step inside, you'll immediately be greeted by a spacious and airy Living Room, perfect for relaxing or entertaining. The main floor boasts three generously sized bedrooms, including a Primary bedroom with a private 2-piece ensuite. The third bedroom, which could also serve as an office or den, benefits from an abundance of natural light. A well-appointed 4-piece bathroom completes this level. The lower level offers additional living space, including a functional kitchen, two more generously-sized bedrooms, and a 4-piece bathroom. A convenient laundry area is also located here along with a kitchenette. Above the OVERSIZED Detached Garage , you'll find a versatile space that is finished to be a cozy loft and could easily be converted to garage suite with city approvals. The loft and garage have a fully functional furnace and also AC cooling on the top level. The bottom half of the oversized garage offers ample storage space and can accommodate 3 vehicles. Additionally, LARGE RV parking is available for your convenience. Option to legalize the secondary suite in the basemen as a pre existing suite, the garage could also be rented/converted into a 3rd suite if checklist requirements are met through the city. The Castleridge community provides all the amenities you need, including nearby schools, playgrounds, and shopping plazas. This home combines comfort with practicality in a location that has it all.		
Inclusions:	N/A		
Property Listed By:	Real Broker		

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











