



THE
A-TEAM

**RE/MAX
FIRST**

81 CASTLEGLLEN Road, Calgary T3J 1P2

MLS®#: **A2180815** Area: **Castleridge** Listing Date: **11/23/24** List Price: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1981**
 Lot Information
 Lot Sz Ar: **5,780 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Lawn,Interior Lot,Street Lighting,Pie Shaped Lot**
 Park Feat: **Converted Garage,Driveway,On Street**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`10" x 11`7"	Kitchen	Main	10`4" x 11`7"
Living Room	Main	12`2" x 19`1"	Sunroom/Solarium	Main	17`5" x 12`3"
2pc Ensuite bath	Upper	4`2" x 4`11"	4pc Bathroom	Upper	7`7" x 5`0"
Bedroom	Upper	9`9" x 12`5"	Bedroom	Upper	9`2" x 8`10"
Bedroom - Primary	Upper	15`7" x 11`2"	2pc Bathroom	Basement	2`8" x 7`9"
Laundry	Basement	7`5" x 13`3"	Game Room	Basement	14`11" x 16`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8111376

Remarks

Pub Rmks:

Incredible Location | Pie Shaped Lot | Double Detached Garage & Extended Driveway | Sun Room | Semi Detached | Fully Finished Basement | Beautiful Natural Light | Open Floor Plan | Granite Countertops | Stainless Steel Appliances | Fireplace | Ample Living Space. Welcome to this incredible 3 bedroom 2-storey semi-detached family home boasting 1292 SqFt throughout the main and upper levels with an additional 961 SqFt in the finished basement. Open the front door to a tiled foyer with closet storage and views into the front living room. The living room is accompanied by a gas/log fireplace, large windows and plenty of space for comfortable living. The kitchen and dining rooms are at the rear of the home open to one another for a welcoming atmosphere. The kitchen is outfitted with granite countertops, stainless steel appliances, great cupboard storage and a breakfast bar peninsula for barstool seating. Off the dining room are sliding glass doors that lead to the sun room framed with large windows! This is a great space for indoor/outdoor living year round! Upstairs holds 3 bedrooms. The spacious primary has a private 2pc bathroom. Bedrooms 2 & 3 are both a great size. The main 4pc bathroom has a tub/shower combo and single vanity with storage below. Downstairs opens up to a large rec room great for a games room or kids play room! The basement is outfitted with another 2pc bath and a laundry room. Outside, the beautiful backyard has both a large concrete patio and a massive lawn. The pie shaped lot provides you with endless space to enjoy. The front porch is a treat; picture yourself with a cup of tea in the cool summer evenings unwinding with your family. The extended driveway leads to a double detached garage which allows for 2 cars to park year round. The extended driveway is great for when you have company. The location here can't be beat; two CBE Schools are within walking distance, shopping, playgrounds parks and all shopping are near too. Hurry and book your showing at this incredible home today!

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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









