



THE
A-TEAM

**RE/MAX
FIRST**

27 CASTLERIDGE Road, Calgary T3J 1N8

MLS®#: **A2183572** Area: **Castleridge** Listing Date: **12/14/24** List Price: **\$550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar: **5,231 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Off Street,RV Access/Parking**

Finished Floor Area
 Abv Sqft: **859**
 Low Sqft:
 Ttl Sqft: **859**

DOM

7
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`1" x 7`11"	Kitchen	Main	8`2" x 7`11"
Living Room	Main	12`6" x 13`4"	3pc Bathroom	Upper	9`5" x 5`1"
Bedroom	Upper	9`11" x 8`4"	Bedroom	Upper	8`0" x 9`9"
Bedroom - Primary	Upper	13`4" x 10`8"	4pc Bathroom	Lower	10`0" x 4`11"
Game Room	Lower	17`9" x 17`9"	Bonus Room	Basement	8`8" x 12`6"
Exercise Room	Basement	12`3" x 7`0"	Furnace/Utility Room	Basement	8`0" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010891

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this classic 4-level split home in the NE community of Castleridge. This well-maintained family home features lots of upgrades throughout. The main level has a bright and open concept floor plan with a large living room, lots of windows, a lovely kitchen with granite countertops, formal dining and access to the yard via brand new deck. Upstairs you have 3 generous sized bedrooms including the primary bedroom and a full bath. Lower level offers you a spacious family/games room and another full bath, also with updated flooring. The basement offers you two versatile rooms with cozy carpets, perfect for a home office or craft space. The property includes a generous yard with a massive deck and an RV access gate. Situated on a huge corner lot with access to a paved back alley from the side and the back of the home and being conveniently located near schools, shopping, playgrounds, popular restaurants, public transport, the McKnight C-Train Station, and with easy access to major routes like Metis Trail, McKnight Blvd and Stoney Trail... this is the perfect location. Don't miss out—call today!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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









