

**81 Castleglen Road NE**  
**Calgary, Alberta**

**MLS # A2180815**



**\$474,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Converted Garage, Driveway, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Interior Lot, Street Lighting, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Open Floorplan		

**Inclusions:** N/A

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 steep 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 ae 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!