

79 Castleglen Way NE
Calgary, Alberta

MLS # A2186405



\$679,900

Division:	Castleridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Oversized,		
Lot Size:	0.12 Acre		
Lot Feat:	Gazebo, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

Attractive bi-level home tastefully updated in Castleridge! This property has undergone significant upgrades, including NEWER stucco (2023), roof (2022), windows (2022), and fully renovated kitchens on both the main and lower levels (2023). Additional improvements include three renovated bathrooms (2022), a new furnace and hot water tank (2022), central air conditioning (2024), and a whole-house water filtration system worth \$10,000. The exterior updates include a roof over the deck (2022), a new fence (2021), and a beautiful gazebo (2021). Upon entering the home, you are greeted by separate entrances to access the two units. The main level offers laminate flooring throughout and a bright, spacious kitchen featuring grey cabinetry, stainless steel appliances with a gas range, white quartz countertops, and an island with a breakfast bar. A French door opens to a covered deck overlooking the backyard, perfect for entertaining. The large dining room and living room boast a cozy wood-burning fireplace and high vaulted ceilings with skylights, providing abundant natural light. This level also includes a generously sized primary bedroom with a 3-piece ensuite, two additional bedrooms, and a full 4-piece bathroom. The fully developed basement, with a LEGAL SUITE, offers a fantastic opportunity for rental income or multi-generational living. This level includes two bedrooms, a 4-piece bathroom, a bright living room with a large window, and a spacious white kitchen equipped with stainless steel appliances, a gas stove, and granite countertops. It also features its own washer and dryer, ensuring convenience and privacy for both units. The backyard is fully fenced and low-maintenance, with a large patio area and a charming gazebo, ideal for relaxing with family and friends. The OVERSIZED double detached garage (23' x 24') offers

ample storage, and the huge concrete driveway provides extra parking space for multiple vehicles or even an RV. This home is perfectly located, just steps away from schools, Superstore, restaurants, shops, and with quick access to main roads. Don't miss this incredible opportunity to own a beautifully updated, income-generating property in Castleridge!