



# 131 Castlebrook Rise Calgary Alberta

\$649,000

Welcome to this exceptional BI-LEVEL home boasting with pride of ownership! Nestled in the quiet, family-oriented neighborhood of Castleridge close to all amenities like SUPER STORE, TRAIN STATION SHOPPING MALL, 2 MINUTES WALK TO BUS STOP, AND PUBLIC AND CATHOLIC HIGH SCHOOL. This (BI-LEVEL) home allows easy access to major roads like Stoney Trail, Deerfoot Trail, and 52 Street. Offering over 1176.68 square feet of uniquely developed living space on the main floor and a fully developed 2-BEDROOM ILLEGAL BASEMENT as a mortgage helper, this home is designed to impress. As you step inside, you're greeted by a spacious living on the LEFT side and in front dining space with an updated dining area with a fully updated new style Kitchen with 3 SPACIOUS SIZE bedrooms on the main floor with a primary bedroom with a new 4pcs en-suite washroom with another newly built 4 pcs. washroom. As you enter in basement you will find 2 big bedrooms and a huge kitchen for your family. The house has newly triple pain windows changed a few years back, a new furnace, and hot water energy efficient types of equipment. The basement can be easily rented for \$1700.00 per month and utilities extra. Book your showing with your favorite realtor to see this upgraded home. (id:6769)

- 3pc Bathroom 2.03 M x 2.07 M
- Bedroom 3.79 M x 3.32 M
- Bedroom 3.35 M x 3.94 M
- Kitchen 4.79 M x 4.90 M
- Recreational, Games room 4.29 M x 6.45 M
- Furnace 3.80 M x 2.53 M
- 4pc Bathroom 1.98 M x 2.38 M

- 4pc Bathroom 1.57 M x 2.39 M
- Primary Bedroom 3.70 M x 3.64 M
- Bedroom 3.39 M x 2.86 M
- Bedroom 3.41 M x 2.92 M
- Dining room 3.73 M x 3.18 M
- Kitchen 3.61 M x 3.08 M
- Living room 4.45 M x 3.99 M

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca