



## 27 Castlebrook Court Calgary Alberta

\$649,000

Charming Bi-Level Home in the Heart of Castleridge|SPACIOUS SUNROOM | 3 + 2 BEDROOMS | ILLEGAL BASEMENT SUITE | EASY POTENTIAL FOR GARAGE SUITE |Welcome to this inviting Bi-Level home featuring 3+2 bedrooms, nestled in the vibrant community of Castleridge. As you step inside, you'll immediately be greeted by a spacious and airy Living Room, perfect for relaxing or entertaining.The main floor boasts three generously sized bedrooms, including a Primary Suite with a private 2-piece ensuite. The third bedroom, which could also serve as an office or den, benefits from an abundance of natural light. A well-appointed 4-piece bathroom completes this level.The lower level offers additional living space, including a functional kitchen, two more generously-sized bedrooms, and a 4-piece bathroom. A convenient laundry area is also located here along with a kitchenette.Above the OVERSIZED Detached Garage , you'll find a versatile space that is finished to be a cozy loft and could easily be converted to garage suite with city approvals. The loft and garage have a fully functional furnace and also AC cooling on the top level. The bottom half of the oversized garage offers ample storage space and can accommodate 3 vehicles. Additionally, LARGE RV parking is available for your convenience.Option to legalize the secondary suite in the basement, the garage lost can also be covered into a 3rd suite through the city of Calgary. The Castleridge community provides all the amenities you need, including nearby schools, playgrounds, and shopping plazas. This home combines comfort with practicality in a location that has it all. (id:6769)

4pc Bathroom 5.00 Ft x 7.58 Ft  
Bedroom 11.17 Ft x 15.00 Ft  
Bedroom 10.58 Ft x 12.83 Ft  
Other 6.42 Ft x 3.50 Ft  
Living room 11.50 Ft x 11.42 Ft

Primary Bedroom 11.75 Ft x 10.42 Ft  
4pc Bathroom 5.00 Ft x 7.58 Ft  
2pc Bathroom 5.00 Ft x 5.92 Ft  
Bedroom 10.92 Ft x 10.42 Ft  
Bedroom 8.42 Ft x 8.58 Ft

Listing Presented By:



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