



# 84 castlefall Way Calgary Alberta

\$729,900

## Your Dream Home Awaits: Luxury Living with Income Potential Nestled in a Castleridge Estates, this exquisitely renovated executive-style stucco home offers a harmonious blend of luxury and practicality. With its stunning features and versatile layout, this property is truly a dream come true.

**Main Level Elegance:** Step inside and be greeted by the warmth of all-hardwood flooring throughout the main level. The open concept floor plan seamlessly connects the living and family rooms, creating a spacious and airy environment. The vaulted ceiling in both Living & Family rooms adds a touch of grandeur, while the large windows flood the space with natural light. The heart of the home is the impressive kitchen, boasting a huge espresso finish and a large island with bar seating. This culinary masterpiece is perfect for hosting gatherings and whipping up gourmet meals. The family room features a cozy fireplace, making it the ideal spot for relaxing evenings. Convenience is key with a main floor laundry room, eliminating the need for trips up and down stairs. The main level also accommodates three bedrooms and two full bathrooms, including a luxurious master suite with a 6-piece ensuite bathroom & Custom Built Closet. Imagine waking up to your own private oasis!

**Outdoor Oasis:** Step outside and enjoy the serenity of your fully fenced yard, perfect for kids and pets to play. The expansive deck is ideal for entertaining guests or simply enjoying a quiet evening under the stars. Plenty of storage space ensures that all your outdoor essentials are organized and readily available.

**Income Potential:** This home offers remarkable versatility with a fully rentable finished illegal basement suite (not egress window). This separate living space features a private entrance, three bedrooms, a kitchen, storage area, and a separate laundry facility. This illegal Basement suite provides ...

- Family room 25.25 Ft x 15.50 Ft
- Bedroom 12.08 Ft x 13.92 Ft
- Bedroom 8.50 Ft x 13.50 Ft
- Bedroom 8.50 Ft x 13.50 Ft
- Kitchen 10.83 Ft x 12.00 Ft
- Laundry room 3.08 Ft x 1.33 Ft

- Dining room 17.33 Ft x 14.42 Ft
- Family room 10.83 Ft x 12.17 Ft
- Other 6.67 Ft x 4.92 Ft
- Laundry room 3.33 Ft x 6.42 Ft
- Bedroom 9.50 Ft x 10.50 Ft
- Bedroom 9.50 Ft x 10.42 Ft

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Listing Presented By:



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Storage 10.33 Ft x 7.17 Ft

4pc Bathroom 9.17 Ft x 4.42 Ft

Eat in kitchen 13.00 Ft x 15.25 Ft

Living room 12.42 Ft x 16.58 Ft

Primary Bedroom 13.08 Ft x 14.00 Ft

4pc Bathroom 6.50 Ft x 6.08 Ft

6pc Bathroom 6.50 Ft x 18.08 Ft