



## 144 castleridge road Calgary Alberta

\$624,900

Fabulous and well-maintained 4-level split home is situated in the desirable community of Castle ridge, offering proximity to playgrounds, schools, public transportation, and essential amenities such as grocery stores. The spacious design includes 3 bedrooms on the upper level and 2 bedrooms in the basement, with a full 3-piece bathroom downstairs and 2 full bathrooms upstairs. The third level features a large family room with a walkout and a separate entrance, as well as a fully equipped kitchen, making it suitable for use as an illegal 2-bedroom rental suite. The home boasts an open-concept floor plan, with hardwood flooring on the main and upper levels and newer carpeting on the lower levels. The master bedroom is equipped with laminate flooring and a private 3-piece ensuite bathroom. Additional features include a solarium and an open deck in the west-facing backyard, perfect for summer barbecues. The fenced yard includes a double detached garage, ideal for mechanics or handymen, with the added convenience of no sidewalks to shovel during winter months. The owner is also willing to sell household items along with the property. (id:6769)

3pc Bathroom 6.67 Ft x 5.67 Ft

4pc Bathroom 7.75 Ft x 6.50 Ft

Bedroom 11.50 Ft x 9.67 Ft

Bedroom 11.58 Ft x 8.58 Ft

Primary Bedroom 13.83 Ft x 11.67 Ft

Family room 18.00 Ft x 15.50 Ft

Kitchen 17.50 Ft x 13.33 Ft

3pc Bathroom 10.92 Ft x 5.75 Ft

Bedroom 10.75 Ft x 10.33 Ft

Bedroom 11.42 Ft x 10.92 Ft

Furnace 9.08 Ft x 9.00 Ft

Dining room 11.58 Ft x 8.50 Ft

Foyer 13.25 Ft x 5.75 Ft

Kitchen 11.75 Ft x 11.50 Ft

Living room 14.25 Ft x 13.67 Ft

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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