



## 79 Castleglen Way Calgary Alberta

\$679,900

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 d...

Family room 14.58 Ft x 13.25 Ft

Other 12.83 Ft x 10.67 Ft

Bedroom 11.58 Ft x 10.42 Ft

4pc Bathroom 4.92 Ft x 6.83 Ft

Living room 18.25 Ft x 13.92 Ft

Kitchen 9.42 Ft x 12.83 Ft

Dining room 8.58 Ft x 7.67 Ft

Primary Bedroom 10.33 Ft x 14.42 Ft

Bedroom 11.92 Ft x 9.00 Ft

Bedroom 10.92 Ft x 8.92 Ft

3pc Bathroom 4.33 Ft x 5.00 Ft

4pc Bathroom 4.83 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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