

144 Castlebrook Rise NE  
Calgary, Alberta

MLS # A2183842



**\$485,000**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Garden		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, None

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement TV

Welcome to this stunning and inviting home, nestled in the vibrant community of Castleridge. Thoughtfully designed with comfort and functionality in mind, this property is sure to capture your heart. The main floor features a modern kitchen equipped with custom appliances and sleek cabinetry, providing ample storage space. The cozy living area exudes warmth, making it the perfect spot to relax and unwind. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom with a generously sized closet, ideal for all your storage needs. Two additional bedrooms offer versatility, whether for children, guests, or your personal projects. A full bathroom on this floor ensures practicality for the whole family. The fully finished basement enhances the home's appeal, offering a comfortable living area, an additional bedroom, and a well-appointed 3-piece bathroom—perfect for hosting guests or creating a private retreat. The laundry appliances have been recently upgraded for your convenience. This home's prime location adds to its charm, being just minutes away from shopping centre, schools, and playgrounds, catering to all your daily needs. Start your new chapter in this beautiful home this holiday season. Make it your own and celebrate the New Year in comfort and joy!