

27 Castlebrook Court NE  
Calgary, Alberta

MLS # A2178753



## \$649,000

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Siding

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** N/A

[SPACIOUS SUNROOM | 3 + 2 BEDROOMS | ILLEGAL BASEMENT SUITE | PLUS EASY POTENTIAL FOR RENTAL OF THE GARAGE SUITE (Structure is already existing above garage - Would require a few things to meet city requirements) | Charming Bi-Level Home in the Heart of Castleridge 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 bedroom 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 as a pre existing suite, the garage could also be rented/converted into a 3rd suite if checklist requirements are met through the city. 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.