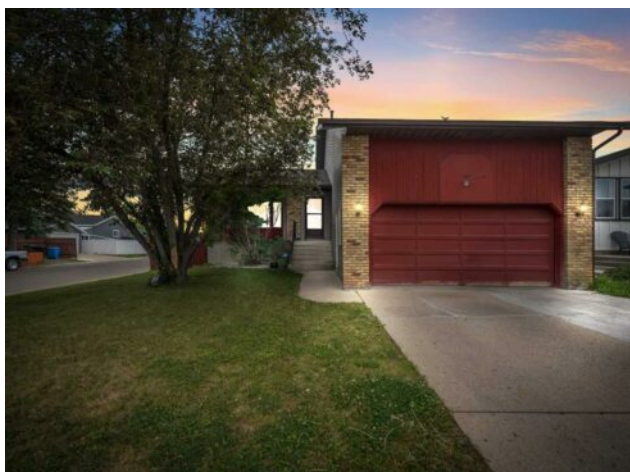


48 Castleglen Court NE  
Calgary, Alberta

MLS # A2231956



## \$715,000

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to this massive 2 storey in Castleridge! Located on a oversized corner lot and complete with a front attached garage makes this the perfect family home. The spacious main floors sheer size allows for a living room and a family room. With vaulted ceiling providing a wood grain finish on the ceilings and skylights pouring in natural light. The open concept has a large kitchen with a dining room between the living room for easy and open access. The main floor also has an additional office/bedroom on the main floor bringing the total bedrooms in this house to 6. Stepping upstairs leads to the spacious second floor sporting 3 bedrooms and 2 bathrooms. The oversized renovated master bedroom has a balcony, with a 2 piece ensuite. The spacious bedrooms on the second floor provide privacy and separation from the main floor. The basement has access inside the house but also has its own seperate basement entrance from the side of the home and the spacious basement comes complete with its own kitchen, living room, bathroom and 2 bedrooms. Step right in from the side entrance to the cozy 20 feet living room that transitions to the L shaped kitchen. The hallway leads to the 2 brightly lit bedrooms and renovated bathrooms. Dont miss your chance to own this massive 2 storey perfect for the growing family. Book a showing today!