RE/MAX GRANDE PRAIRIE

Josh Boyne TEAM BOYNE

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35 Castlefall Grove NE
Calgary, Alberta

MLS # A2251038

$635,000

Division:	Castleridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,361 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar		

Inclusions: none

FULLY RENOVATED IN THE LAST 3 YEARS OVER 2500 SQ.FT. LIVABLE SPACE IN THIS 4 -LEVEL SPLIT ON 50X110 FEET LOT.HOME HAS BEEN BEAUTIFULLY RENOVATED WITH NEW FURNACE, HOT WATER TANK, NEW KITCHEN WITH ACRYLIC CABINETS,QUARTZ COUNTER TOPS,COOKING RANGE, FRIDGE,CHIMNEY HOODFAN, LIGHT FIXTURES,ALL 3 BRAND NEW BATHROOMS WITH NEW TILES,TOILET SET,SINK,COUNTER TOPS,LIGHTS,EXAUST FAN,NEW WET-BAR OF ACRYLIC CABINETS, NEW FLOORING,PAINT, BASEBOARDS,INTERIOR DOORS,POT LIGHTS,CEILING PAINT, EXTERIOR SIDING PAINT CONCRETE WORK AND MUCH MORE. 3 GOOD SIZE BEDROOMS AND WASHROOMS. DOUBLE FRONT ATTACHED HEATED GARAGE. VACANT FOR QUICK POSSESSION.VERY EASY TO SHOW ANY TIME.LOCATED IN THE ESTATE AREA OF CASTLERIDGE.CLOSE TO ALL THE AMENITIES LIKE,SCHOOL,BUS,SHOPPING,BANKS AND RESTAURANTS.A MUST TO SEE TO APPRECIATE.

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