

191 Castlebrook Road NE
Calgary, Alberta

MLS # A2264855

\$487,800



Division:	Castleridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Hot tub, 1 Freezer, 3 Storage Sheds, Play Structure, Play House

****COME JOIN US AT OUR OPEN HOUSES THIS SATURDAY OCTOBER 18TH AND SUNDAY OCTOBER 19TH FROM 12-3PM****This beautifully maintained and upgraded home sits proudly on a generous 43 x 141 ft deep lot, offering space and lifestyle you'll love. Formerly run as a licensed day home, it presents a unique opportunity for the next owner to make it their own. Step inside to be welcomed by gleaming laminate floors and an abundance of natural light pouring through the oversized windows. The bright and airy living room, anchored by a large picture window, flows seamlessly into the spacious dining area—perfect for family gatherings or entertaining with ease. The kitchen is a standout with its rustic knotty pine cabinetry, stainless steel appliances, tile backsplash, and handy side island with extra storage. From here, a garden door leads you out to a true backyard retreat: a massive west-facing yard with no neighbors behind, featuring a large deck, hot tub with two brand-new motors, three storage sheds, play structure and sand pit, fire pit area, playhouse, and even a concrete parking pad. Upstairs, you'll find three comfortable bedrooms and a stylishly updated 4-piece bathroom complete with tile flooring and a tiled tub surround. The mostly finished basement expands your living space with a large rec/family room, fourth bedroom, laundry, storage, and rough-in plumbing ready for future customization. This home comes loaded with updates for peace of mind: furnace, hot water tank, and A/C (2010), roof shingles and siding (2022), and fresh gravel driveway (2021). All of this is in a prime location—steps to schools, parks, shopping, restaurants, and the always popular Prairie Winds Park. Quick connections to McKnight, 64th Ave, 36th Street, and Metis Trail make commuting a breeze.