

**103 Castlebury Way NE**  
**Calgary, Alberta**

**MLS # A2269897**



**\$629,900**

<b>Division:</b>	Castleridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,653 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Storage		

<b>Inclusions:</b>	None
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An incredible opportunity to live in the well-established and family-oriented community of Castleridge Estates. This beautifully updated two-storey home offers 2,417 sq ft of total living space and features a grand living room with a cozy fireplace, an inviting kitchen leading to a large concrete patio, and a beautifully landscaped backyard. The property includes spacious bedrooms, 2.5 baths, and a master suite with a private balcony, walk-in closet, and ensuite. The fully finished basement adds even more living space, and recent upgrades such as newer windows, Brand new hot water tank and enhanced attic insulation (R50) improve comfort and efficiency. The expansive backyard features a newly poured concrete patio, a gravel fire pit, and a park-like play area, making it perfect for family gatherings. Ideally located within easy access to parks, schools, shopping, and transit. This property reflects pride of ownership and is truly a must-see!