



THE
A-TEAM

**RE/MAX
FIRST**

40 WHITERAM Way, Calgary T1Y 5W8

MLS® #: **A2142550**

Area: **Whitehorn**

Listing Date: **06/19/24**

List Price: **\$669,700**

Status: **Active**

County: **Calgary**

Change: **-\$28k, 03-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **4,359 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area

Abv Sqft: **1,743**

Low Sqft:

Ttl Sqft: **1,743**

DOM

15

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Other,Playground**

Construction: **Brick,Wood Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,High Ceilings,See Remarks,Separate Entrance,Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------------------|-----------------|-----------------------|
| Living Room | Main | 15`3" x 12`11" |
| Dining Room | Main | 10`4" x 8`6" |
| Bedroom - Primary | Second | 16`8" x 12`3" |
| Bedroom | Second | 13`5" x 9`3" |
| Kitchen With Eating Area | Basement | 12`6" x 11`9" |
| 5pc Ensuite bath | Second | 10`8" x 8`4" |
| 3pc Bathroom | Basement | 9`7" x 5`8" |

| Room | Level | Dimensions |
|---------------------------------|-----------------|-----------------------|
| Kitchen With Eating Area | Main | 15`0" x 9`7" |
| Bonus Room | Main | 16`10" x 12`6" |
| Bedroom | Second | 10`2" x 8`11" |
| Living Room | Basement | 12`5" x 11`4" |
| Office | Basement | 16`3" x 11`3" |
| 4pc Bathroom | Second | 8`4" x 6`6" |
| 2pc Bathroom | Main | 5`10" x 5`6" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8010389

Remarks

Pub Rmks: **REDUCED TO SELL!! GREAT DEAL!!!! 2 STOREY EXECUTIVE HOME IN WHITE-HORN ESTATES. 3 SPACIOUS BEDROOMS UPPER FLOOR . MASTER W/EN-SUITE. HIGH VAULTED CEILINGS AT MAIN LEVEL WITH FORMAL DINING, LIVING AND LARGE SUNKEN FAMILY/BONUS ROOM , LAUNDRY AND HALF BATH + SLIDING DOORS TO BACKYARD DECK. FULL SIZE LOT. BASEMENT IS LARGE REC. ROOM, KITCHEN, BATH AND OFFICE/DEN IS AN ILLEGAL SUITE . DOUBLE FRONT ATTACHED GARAGE. OFFERS WELCOME!!!!QUICK CLOSE. WALK TO WHITEHORN LRT STATION, SCHOOLS, SHOPS,ETC.**

Inclusions:
Property Listed By: **NA
Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







