



THE
A-TEAM

**RE/MAX
FIRST**

10 WHITERAM Place, Calgary T1Y 5J8

MLS® #: **A2158859** Area: **Whitehorn** Listing Date: **08/28/24** List Price: **\$469,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
 Lot Information
 Lot Sz Ar: **3,412 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,200**
 Low Sqft:
 Ttl Sqft: **1,200**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot**
 Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Central Vacuum,No Animal Home,No Smoking Home,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`0" x 8`0"	Dinette	Main	10`0" x 8`6"
Living Room	Main	19`6" x 11`6"	Game Room	Lower	18`0" x 14`0"
Bedroom - Primary	Second	17`0" x 11`6"	Bedroom	Second	10`6" x 9`6"
Bedroom	Second	9`6" x 7`0"	4pc Bathroom	Second	8`0" x 6`0"
2pc Bathroom	Main	6`6" x 3`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8111630

Remarks

Pub Rmks:

Charming, extremely well cared for & NEWLY RENOVATED 3 bedroom home located on a quiet cul-de-sac in the fabulous community of Whitehorn. GREAT NEIGHBOURS. SINGLE ATTACHED GARAGE. This beautiful home is freshly painted throughout & welcomes you with tasteful upgrades including brand NEW carpets & VINYL PLANK. A lovely BRIGHT modern kitchen with SS appliances, NEW QUARTZ countertops, backsplash & freshly painted cupboards. An eating area with room for a family all connecting thru double french doors to a lovely SOUTH facing sunny back deck & yard. A cozy living room including built-ins, a wood burning fireplace with gas lighter & plenty of room for a desk if you need to WORK FROM HOME. This delightful space opens through french doors to a private front deck to enjoy your morning coffee. NEW updated powder room off the front door complete this main level. Up the stairs to the 2nd floor you'll be impressed by the unusually spacious master, 2 additional bedrooms & a gorgeous NEWLY RENOVATED 4 piece bathroom. The lower level offers a rec room with gas fireplace. Great for family movie night, games room or guest room when needed. The community is full of beautiful parks, sports fields, tennis courts, walking trails & SO MANY SCHOOLS! Only minutes to Sunridge Mall & a 8 min walk to Whitehorn LRT Station. This move-in ready home, it's amazing location along with all the amenities this neighbourhood has to offer...might just be the perfect one for your growing family!

Inclusions:
Property Listed By:

**Gas BBQ
RE/MAX Realty Professionals**

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











