

307 WHITERIDGE Crescent, Calgary T1Y 2Y9

MLS®#: **A2159272** Area: **Whitehorn** Listing **08/20/24** List Price: **\$575,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1977** Abv Sqft: **1,682**
Lot Information Low Sqft:
 Lot Sz Ar: **5,005 sqft** Ttl Sqft: **1,682**
 Lot Shape:

DOM

29
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Paved**
 Park Feat: **Double Garage Detached,Driveway,Front Drive,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 13`0"	Entrance	Main	8`6" x 5`9"
Dining Room	Main	12`6" x 8`11"	Kitchen	Main	8`8" x 11`6"
Pantry	Main	2`1" x 2`3"	Family Room	Main	16`11" x 11`5"
Entrance	Main	6`5" x 3`1"	2pc Bathroom	Main	4`8" x 5`5"
Bedroom - Primary	Upper	13`0" x 11`7"	3pc Ensuite bath	Upper	6`3" x 6`5"
4pc Bathroom	Upper	7`7" x 7`2"	Bedroom	Upper	11`4" x 11`8"
Bedroom	Upper	10`11" x 9`7"	Bedroom	Upper	11`4" x 10`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7610067

Remarks

Pub Rmks: **Just reduced by\$25,000!!! Welcome to your dream home in the heart of Whitehorn! This charming 2-storey beauty boasts fantastic curb appeal on a quiet, peaceful street in one of the northeast's more desirable neighborhoods. Step inside to find FOUR spacious bedrooms upstairs, including a lovely primary bedroom with a private 3-piece ensuite. The main floor features a bright and inviting living room, perfect for cozy mornings, and a dining room with hardwood floors that's ready to host your family gatherings. But that's not all! There's also a generous family room complete with a stunning wood-burning brick fireplace and garden doors that open to your backyard oasis and deck—ideal for summer BBQs and quiet relaxation. You'll love the double garage, and the driveway and there's plenty of potential in the full basement. It's just waiting for your finishing touches! With two newer high-efficiency furnaces and a huge hot water tank, this home is set up for comfort and efficiency. Don't miss your chance to live in this amazing family home in Whitehorn!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Realty Professionals

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





