



THE
A-TEAM

**RE/MAX
FIRST**

224 WHITEFIELD Drive, Calgary T1Y 5J2

MLS® #: **A2161627**

Area: **Whitehorn**

Listing Date: **08/29/24**

List Price: **\$569,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar: **4,607 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,115**

Low Sqft:

Ttl Sqft: **1,115**

DOM

83

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard**

Park Feat: **Gravel Driveway,Off Street,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Brick,Concrete,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 11`10"	Entrance	Main	4`4" x 4`4"
Kitchen	Main	13`2" x 9`1"	Laundry	Main	5`8" x 4`4"
Dining Room	Main	10`9" x 9`0"	4pc Bathroom	Upper	7`6" x 5`0"
Bedroom	Upper	9`3" x 8`2"	Bedroom	Upper	10`1" x 9`2"
4pc Ensuite bath	Upper	7`6" x 4`11"	Bedroom - Primary	Upper	11`11" x 13`10"
Kitchenette	Lower	7`6" x 9`9"	Family Room	Lower	17`11" x 16`5"
Bedroom	Lower	8`10" x 7`4"	3pc Bathroom	Lower	4`0" x 7`6"
Walk-In Closet	Lower	5`7" x 7`7"	Laundry	Lower	7`4" x 11`1"
Bedroom - Primary	Lower	11`7" x 24`2"	Storage	Lower	3`0" x 10`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **7910915**

Remarks

Pub Rmks: **Run - don't walk - as you don't want to miss out on this amazing home in Whitehorn. This cozy 4 level split features 3 bedrooms upstairs and 2 bedrooms downstairs and 3 full bathrooms. The kitchen on main level is nicely updated with sleek white cabinets and a separate eating area. This home is ideally located close to all amenities, including schools and playgrounds nearby. As an added bonus, it's near every mode of transportation and within walking distance of Whitehorn station. This home will make a great family home and/or investment home. It has a separate entry to the fully finished lower levels including a kitchenette and separate laundry area. The main level also has a spacious living room area right next to the kitchen. Step up a few steps to be welcomed to the 3 bedroom areas and 2 full bathrooms keeping it separate and private from the main living area. Outside, you will enjoy the big sized back yard and enjoying afternoon tea on your private deck. Don't delay, contact your favourite realtor and book your private showing today.**

Inclusions: **N/A**
 Property Listed By: **KIC Realty**

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









