



THE
A-TEAM

**RE/MAX
FIRST**

36 WHITEHAVEN Crescent, Calgary T1Y 6C5

MLS® #: **A2163739** Area: **Whitehorn** Listing Date: **09/12/24** List Price: **\$655,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**

Lot Information

Lot Sz Ar: **5,293 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,334**
 Low Sqft:
 Ttl Sqft: **1,334**

DOM

7

Layout

Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Interior Lot,Rectangular Lot,See Remarks
Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Storage**

Construction: **Concrete,Mixed**
 Flooring: **Cork,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Instant Hot Water,Microwave,Range Hood,See Remarks,Tankless Water Heater,Warming Drawer,Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,See Remarks,Tankless Hot Water,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`11" x 7`11"	4pc Ensuite bath	Main	5`9" x 7`10"
Bedroom	Main	12`1" x 10`1"	Bedroom	Main	12`11" x 9`5"
Bedroom - Primary	Main	13`4" x 11`5"	Living Room	Main	15`7" x 15`11"
Kitchen	Main	13`5" x 13`11"	Dining Room	Main	13`6" x 9`0"
3pc Bathroom	Lower	5`4" x 8`3"	Bedroom	Lower	9`8" x 17`4"

Bedroom
Game Room

Lower
Lower

12`9" x 11`6"
27`0" x 14`10"

Laundry
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

12`8" x 6`1"
6`9" x 8`4"

Title:
Fee Simple
Legal Desc:

8310170

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE - SATURDAY & SUNDAY, SEPTEMBER 14-15 (12:00 PM - 4:00 PM). Welcome to 36 Whitehaven Crescent NE, a beautifully upgraded bi-level home in the sought-after community of Whitehorn. This luxurious yet inviting property boasts over \$200,000 in thoughtful upgrades, making it an ideal sanctuary for the modern homeowner. This home offers 5 bedrooms, 3 bathrooms, and 1,334 sq ft of above-ground living space, with over 2,500 sq ft of total usable space. The oversized two-car attached garage offers ample storage space and an optional slat wall system, perfect for keeping everything organized. Step outside to a professionally landscaped yard featuring maintenance-free synthetic grass and composite decking, ensuring you can enjoy the outdoors year-round without the hassle of upkeep. A fully insulated shed, matching the home's exterior, provides a versatile space for a workshop or extra storage, complete with dedicated power. The exterior is further enhanced by year-round Christmas lighting and smart exterior lighting for added convenience. Inside, you'll find a host of premium upgrades, including an entirely LED-lit home with a new electrical panel and upgraded PEX plumbing. The bathrooms offer a spa-like experience with two jetted tubs and three steam showers, complemented by in-floor heating and custom solid walnut cabinetry. The chef's kitchen is a true highlight, featuring professional-grade appliances such as a gas cooktop, built-in microwave wall oven, warming drawer, and a touch faucet for added convenience. Granite countertops grace the kitchen, bathrooms, and laundry room, creating a cohesive and high-end feel throughout. The solid Brazilian Cherry Ipe hardwood flooring on the main level and cork flooring in the basement provide both durability and style. Additional features include a high-efficiency furnace, air conditioner, tankless water heater, water softener, and filtered reverse osmosis drinking water for added comfort. Custom closet organizers, solid core doors for noise reduction, and a central vacuum system with kick sweeps further elevate the home's interior. Nestled on a quiet street, the property benefits from newly replaced asphalt by the city, adding to its charm and convenience. Walking distance to St. Wilfred School, Annie Gale School and Colonol J. Fred Scott School. This meticulously upgraded home is ready to offer comfort, style, and a maintenance-free lifestyle in one of Calgary's most desirable neighborhoods.

Inclusions:
Property Listed By:

3 brand new toilet seats, 3 brand new shower cartridges, Shower diverter system, Shower control panel, Additional hardwood and cork flooring
Real Broker

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











