



THE
A-TEAM

**RE/MAX
FIRST**

35 WHITEFIELD Crescent, Calgary T1Y 5R2

MLS®#: **A2166037**

Area: **Whitehorn**

Listing Date: **09/15/24**

List Price: **\$679,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,264**

Low Sqft:

Ttl Sqft: **1,264**

DOM

4

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,No Animal Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`3" x 4`6"	Other	Main	23`3" x 20`0"
Dining Room	Main	13`11" x 10`4"	Kitchen	Main	14`2" x 9`8"
Pantry	Main	1`11" x 2`0"	Living Room	Main	16`8" x 12`8"
Entrance	Main	9`9" x 4`0"	Bedroom	Main	10`11" x 8`10"
Bedroom	Main	7`7" x 9`9"	3pc Bathroom	Main	8`7" x 6`7"
Laundry	Main	2`4" x 3`11"	Bedroom - Primary	Main	13`5" x 11`1"
3pc Ensuite bath	Main	8`6" x 5`5"	Furnace/Utility Room	Basement	13`4" x 5`8"

**Kitchen
Bedroom
Foyer
Storage**

**Basement
Basement
Basement
Basement**

**12`11" x 8`7"
14`8" x 11`10"
10`1" x 8`8"
4`0" x 4`9"**

**3pc Bathroom
Game Room
Bedroom**

**Basement
Basement
Basement**

**7`7" x 5`0"
30`7" x 12`9"
11`11" x 12`10"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010826

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this renovated yet another designer home, this time in desired community of White Horn. Detached bungalow over 2300 sqft living space, ideal for big family, investment property, or live up and rent down, front drive access for ample parking, maintained back yard with deck. Inside 6 bedrooms, 2 living, 2 kitchen, 3 full washroom. Here we go, as you enter you can see living room on left side, kitchen and dining a head. On the right you have three bedrooms, full 3pc washroom, ensuite 3 pc washroom in master bed, and laundry conveniently located on the main floor. Upgraded hardwood through, high end blinds, upgraded fixtures, and two stove for cooking lover. Basement comes with separate entrance, illegal suite, huge living, kitchen, laundry, 2 bedrooms, full washroom, storage, carpet through out the floor and vinyl in kitchen. Property is close to major road ways close to school, park, grounds, down town you name it, thx for showing and enjoy.....**

Inclusions:
Property Listed By: **None
Real Estate Professionals Inc.**

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







