



THE
A-TEAM

**RE/MAX
FIRST**

63 WHITERAM Court, Calgary T1Y 5J7

MLS®#: **A2171208**

Area: **Whitehorn**

Listing Date: **10/08/24**

List Price: **\$719,000**

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: **5,252 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,795**
Low Sqft:
Ttl Sqft: **1,795**

DOM

44
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Range,European Washer/Dryer Combination,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan,Quartz Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 11`2"
Living Room	Main	18`9" x 15`5"
Entrance	Main	4`11" x 6`1"
Bedroom	Second	9`2" x 9`0"
4pc Bathroom	Second	5`1" x 7`4"
4pc Bathroom	Main	7`1" x 5`0"
Balcony	Second	18`6" x 22`6"

Room	Level	Dimensions
4pc Ensuite bath	Second	7`10" x 5`0"
Bedroom - Primary	Second	10`5" x 12`10"
Dining Room	Main	14`9" x 13`9"
Bedroom	Second	11`3" x 9`3"
Bedroom	Main	10`0" x 10`3"
Laundry	Main	5`0" x 5`0"
Office	Main	13`3" x 10`7"

Bedroom
4pc Bathroom
Kitchen
Laundry

Basement
Basement
Basement
Basement

9`2" x 14`1"
8`8" x 4`11"
11`7" x 18`2"
5`8" x 3`2"

Bedroom
Family Room
Mud Room

Basement
Basement
Basement

9`7" x 10`10"
13`1" x 14`7"
5`7" x 3`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7911475

Remarks

Pub Rmks: **Open House Sunday 2-4 pm !!! DISCOVER the ULTIMATE Convenience and Spaciousness in this STUNNING 6-BEDROOM and 4-FULL BATHROOM HOME. This HOME is nestled on a Corner of Cul-de-sac lot in the desirable Whitehorn neighborhood. Enjoy easy access to nearby C-Train Station, Hospital, Schools and all Shopping Centers and making daily commutes and errands a breeze. Each level of this home features its own separate washer and dryer, providing maximum convenience for you and your family. Additionally, each level has its own access door, offering privacy and security. The open-concept layout creates a spacious and inviting living area, flooded with natural light from the skylight located in the main living room. The separate entrance to the finished illegal suite offers flexibility for additional living space. Main level, you'll find a beautifully appointed kitchen featuring quartz countertops, stainless steel appliances, and a convenient European-style washer and dryer. The primary bedroom is a true retreat, complete with access to a deck where you can relax and enjoy the outdoor. This home is move-in ready with one-year-old carpet upper level and heated double garage for year-round comfort. Additionally, enjoy the durability and easy maintenance of LVP vinyl flooring throughout the main floor. Outside, the poured concrete pathways and patio provide a stylish and low-maintenance and space for entertaining or simply enjoying the fresh air. Don't miss the opportunity to make this beautiful home your own. Schedule a showing today and experience all that this property has to offer.**

Inclusions: **Security cameras, Tv mounts**
Property Listed By: **First Place Realty**

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









