



THE
A-TEAM

**RE/MAX
FIRST**

423 WHITEHORN Place, Calgary T1Y2B1

MLS®#: **A2172802** Area: **Whitehorn** Listing **10/13/24** List Price: **\$859,999**
 Status: **Active** County: **Calgary** Change: **-\$30k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1975** Abv Sqft: **2,682**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,253 sqft** Ttl Sqft: **2,682**
 Lot Shape:

DOM

39
Layout
 Beds: **7 (6 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Landscaped,Level**
 Park Feat: **Double Garage Attached,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,See Remarks**
 Sewer:
 Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Jetted Tub,No Animal Home,No Smoking Home,Quartz Counters,Sauna,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

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

4pc Ensuite bath Upper 10`0" x 5`0"
Bedroom Upper 9`2" x 12`1"
Walk-In Closet Upper 5`7" x 7`9"
3pc Bathroom Basement 12`0" x 5`0"
Kitchen With Eating Area Basement 11`0" x 9`9"
Bedroom Basement 10`7" x 11`0"

Bedroom
Bedroom - Primary
4pc Ensuite bath
Steam Room
Family Room

Upper 15`6" x 9`4"
 Upper 17`5" x 14`10"
 Upper 6`11" x 11`6"
 Basement 5`4" x 6`11"
 Basement 15`1" x 12`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7410438**

Zoning: **R-CG**

Remarks

Pub Rmks: **PRICE REDUCED . WOW BIG HOME ON A BIG PIE SHAPED LOT RENOVATED ABOVE GRADE 6 BEDROOMS HOME !! LOCATION!LOCATION!LOCATION! QUIET CULDESAC,ADJACENT TO A PARK,TUCKED AWAY IN WHITEHORN'S MOST BEAUTIFUL CORNER. THIS HOUSE WAS EXTENDED IN 2007 SO HALF CONSTRUCTION OF THIS HOUSE IS ONLY 17 YRS OLD SECOND FURNANCE WAS ADDED WITH THIS EXTENSION(VIEW IN PICTURES), DRAWINGS ARE AVAILABLE IN THE SUPLIMENTS. CLOSE TO ALL SCHOOL LEVELS, TRANSIT, HOSPITAL AND SHOPPING CENTRE. HUGE PARKLIKE BACKYARD WITH LOADS OF ROOM FOR A 4 OR 5 CAR GARAGE ON PAVED BACK LANE. ATTACHED GARAGE DEVELOPED BASEMENT SUITE ILLEGAL, WITH SHOWER AND SAUNA. 5 GOOD SIZE BEDROOMS UP WITH TWO ENSUITES(2MASTER BEDROOMS) MAINFLOOR ROOM CAN BE USED AS A BEDROOM OR AN OFFICE AS IT HAS TWO DOORS ONE OPENS IN THE GARAGE AND ONE INSIDE THE HOUSE, THIS ROOM IS ATTACHED TO BASEMENT ALSO THROUGH STAIRS. OVERSIZE DOUBLE INSULATED GARAGE. BIG BIG BACKYARD AND ALSO ON THE PARK WITH PAVED BACK LANEON A PIESHAPED LOT. TWO BIG STORAGE SHEDS ARE THERE FOR ALL YOUR TOYS. BACK YARD HAS LOT OF CONCRETE ANS ASHPHALT PAVED PARKING SPACE FOR YOUR PICKUP AND TRAILER AND FEW MORE VAHICLES INSIDE THE FENCE. VERY GOOD FOR GARDEN LOVERS AND OR CONSTRUCTION CONTRACTORS, LOTS TO MENTION. MUST SEE.**

Inclusions: **2 Big Wooden Sheds**
 Property Listed By: **MaxValue Realty Ltd.**

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













