



THE
A-TEAM

**RE/MAX
FIRST**

356 WHITWORTH Way, Calgary T1Y 6E4

MLS®#: **A2176469**

Area: **Whitehorn**

Listing Date: **11/04/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,447**
Low Sqft:
Ttl Sqft: **1,447**

DOM

18
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Street Lighting**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Pantry,Soaking Tub**
Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,Phone Available,Sewer Available,Water Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 12`5"	Kitchen With Eating Area	Main	11`11" x 11`9"
Dining Room	Main	14`3" x 8`7"	Foyer	Main	4`10" x 4`5"
Bedroom - Primary	Second	12`2" x 10`1"	Bedroom	Second	10`2" x 8`10"
Bedroom	Second	8`8" x 8`4"	4pc Bathroom	Second	8`9" x 4`11"
Family Room	Lower	18`10" x 10`11"	Flex Space	Lower	13`7" x 10`2"
3pc Bathroom	Lower	8`5" x 4`11"	Game Room	Basement	17`6" x 16`3"
Den	Basement	9`5" x 9`3"	Flex Space	Basement	9`10" x 9`6"

Laundry
Furnace/Utility Room

Basement
Basement

8`1" x 5`10"
9`6" x 4`3"

Storage

Basement

10`2" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8311061

Remarks

Pub Rmks:

WELCOME to this 4-level Split Home that has 2311.37 Sq Ft of DEVELOPED LIVING SPACE, 3 GOOD-SIZED Bedrooms, 2 Full Bathrooms, a 10'2" X 7'10" STORAGE Room, a DETACHED DOUBLE GARAGE, a DECK, + a PATIO, on a 3261 Sq Ft LOT in a CUL-DE-SAC in the Community of WHITEHORN!!! The Window in the Foyer, + the Bay Windows in the Living/Dining Rooms have NATURAL LIGHT coming in, + the 10' VAULTED CEILINGS make it SPACIOUS, + BRIGHT. There is plenty of room to ENTERTAIN w/FAMILY, + FRIENDS as you GATHER together making WARM MEMORIES. There is an ARCHED opening w/Railing to see into the Flex/Family Room below. The 'HEART of the HOME' is the Kitchen consisting of WOOD Cabinetry, SS/White Appliances, Tiled Flooring, + a BREAKFAST NOOK area which can also be used for extra seating, or storage as you can prep for food/baking. A set of stairs leads to the 4 pc Bathroom w/SOAKER Tub, the 2nd Bedroom, the Primary Bedroom, the 3rd Bedroom, + Linen Closet. Back to the Main Floor are 3 stairs leading down to the Lower Floor which has the Flex/Family Room w/STONE WOOD-BURNING Fireplace incl/Mantle for those chilly nights as you curl up on the couch reading a book or take a nap while you put your feet up after a long day. A GREAT area for having LOVED ONES come over as a Patio Door leads out to the Deck, + in the Backyard. There is a closet, + a 3 pc Bathroom. Heading down to the Full Basement, is the MASSIVE Recreation Room waiting to be used as an additional FAMILY area whether you have MOVIE/GAME Nights or set up a MUSIC Room. There is a DEN or OFFICE area off that, a Flex Room, an unfinished STORAGE Room, a Laundry Room w/Sink, + the Utility Room (New H2O Tank). Upgrades incl/NEW PAINT for the Interior/Ceilings, Exterior House/Window Trims, + Iron Guard Rails. NEW Garage Door System (provided but uninstalled), NEW Motion Sensor Lights at the front entrance, + Full Home Security Alarm System is activated & transferable. In the SOUTH FACING BACKYARD is the NEW Deck, + Patio area for BBQs while having people visit, or to set up seating to LOUNGE or RELAX in the Sunshine. An area that could be used for a Firepit to watch the stars at night, or sit near the Large Tree providing Shade, a Garden, + the Garage. The Whitehorn Community Centre offers PROGRAMS/EVENTS for every age group, a year-round Outdoor Rink, Community Garden, + Tennis Courts run by the City of Calgary. This COMMUNITY has many Amenities within WALKING DISTANCE to Schools, Shopping, Restaurants, Gyms, Playgrounds, Parks, + easy access to major traffic routes such as McKnight Blvd, 36th Street, + Metis Trail. BOOK your showing TODAY!!!

Inclusions:
Property Listed By:

**Alarm System, Blinds, Garage Door System
RE/MAX House of Real Estate**

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









