



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 WHITEWOOD Bay, Calgary T1Y3N3**

MLS® #: **A2177730**

Area: **Whitehorn**

Listing Date: **11/06/24**

List Price: **\$575,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,208**  
Low Sqft:  
Ttl Sqft: **1,208**

Lot Information

Lot Sz Ar: **4,402 sqft**  
Lot Shape:

DOM

**14**  
Layout  
Beds: **5 (3 2 )**  
Baths: **1.5 (1 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Gazebo,Front Yard,Landscaped,Street Lighting**  
Park Feat: **Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>13`1" x 10`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`11" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 13`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`2" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>21`10" x 13`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>20`11" x 14`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 9`11"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`5" x 4`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>17`0" x 15`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7611187**

Remarks

Pub Rmks:

**Welcome to this well-maintained 3-bedroom, 2-bathroom home, offering excellent value and incredible potential! Situated in a family-friendly Cul-De-Sac with great neighbours, this home is the perfect canvas for those looking to add their personal touch or create additional living space. With its flexible layout and spacious design this home boasts three good-sized bedrooms, each with ample closet space and plenty of natural light, an ensuite bathroom and a separate full main floor bathroom to make life easier. The bright and airy living room features a large west facing window allowing tons of natural light to filter in. The kitchen is functional and features plenty of counter space with a view into the fully fenced and landscaped backyard. The lower level of the home features a nice layout with an open den area, two more bedrooms and a rough-in for a future bathroom. With a separate side entrance, you can access the backyard, for hosting all your family and friend gatherings, enjoying a quiet moment alone, or gardening in solitude, this backyard offers everything you need to escape from the hustle and bustle of everyday life. The landscaping, high fence and gazebo offer year-round privacy, allowing you to enjoy your space without interruption. This property is conveniently located close to an elementary and junior high school, shopping, dining, city transit routes and other amenities which make it the perfect place to call home. Don't miss your chance to own this fantastic property in the heart of Whitehorn.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX iRealty Innovations**

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













