



THE
A-TEAM

**RE/MAX
FIRST**

4704 WHITEHORN Drive, Calgary T1Y 1X5

MLS®#: **A2181189**

Area: **Whitehorn**

Listing Date: **11/27/24**

List Price: **\$619,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,102**
Low Sqft:
Ttl Sqft: **1,102**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,102 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`5" x 11`7"
Kitchen	Main	12`6" x 11`7"
Bedroom - Primary	Main	12`3" x 11`3"
Bedroom	Main	8`10" x 12`3"
4pc Bathroom	Basement	4`11" x 11`11"
Bedroom	Basement	7`5" x 7`11"
Kitchen	Basement	8`8" x 8`7"

Room	Level	Dimensions
Living Room	Main	14`2" x 13`8"
4pc Bathroom	Main	4`11" x 11`3"
Bedroom	Main	8`2" x 12`3"
Game Room	Basement	17`2" x 24`1"
Furnace/Utility Room	Basement	7`10" x 9`1"
Bedroom	Basement	8`10" x 11`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7410438

Remarks

Pub Rmks: **OVER 2000 SQFT LIVEABLE SPACE, ILLEGAL SUITE SEPARATE ENTRY, 5 BEDS, 2 BATHS, BACK YARD, LANE, DECK - Welcome to this well maintained and updated home with an OPEN FLOOR PLAN and many upgrades. The main level has a larger living space with windows that bring in a lot of natural light and a STONE FACED FIREPLACE to warm the space. The kitchen has all STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS and elegant cabinetry. 3 BEDS and 1 BATH, DECK and BACK YARD ACCESS complete this floor. A 2 CAR detached garage and BACK LANE adds convenience to this home. The BASEMENT ILLEGAL SUITE HAS A SEPARATE ENTRY, 2 BEDS AND 1 BATH, large rec room and a fireplace. This home is in a solid location with schools, shops and parks all close by.**

Inclusions:
Property Listed By: **HVAC System
Real Broker**

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











