

## 4704 WHITEHORN Drive, Calgary T1Y 1X5

Whitehorn 11/27/24 MLS®#: A2181189 Area: Listing List Price: **\$619,900** 

Status: **Pending** Calgary Association: Fort McMurray County: Change: None

Date:

**General Information** 

Prop Type: Sub Type:

City/Town: Calgary Year Built: 1975

Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat: Residential

Detached

Finished Floor Area Abv Saft:

Low Sqft: 5,102 sqft Ttl Sqft:

1,102

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

24

Ttl Park: 2 2 Garage Sz:

5 (3 2 )

2.0 (2 0)

**Bi-Level** 

Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Private

1,102

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** Room Level **Dimensions Dining Room** Main 8`5" x 11`7" **Living Room** Main 14`2" x 13`8" Kitchen Main 12`6" x 11`7" 4pc Bathroom Main 4`11" x 11`3" **Bedroom - Primary** Main 12`3" x 11`3" **Bedroom** Main 8`2" x 12`3" 17`2" x 24`1" Bedroom Main 8`10" x 12`3" **Game Room Basement** 4pc Bathroom **Basement** 4`11" x 11`11" Furnace/Utility Room **Basement** 7`10" x 9`1" **Bedroom Basement** 7`5" x 7`11" **Bedroom Basement** 8`10" x 11`11" Kitchen **Basement** 8`8" x 8`7"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **7410438** 

Remarks

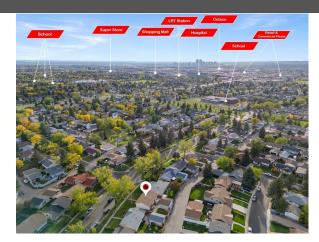
Pub Rmks:

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: HVAC System
Property Listed By: Real Broker

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

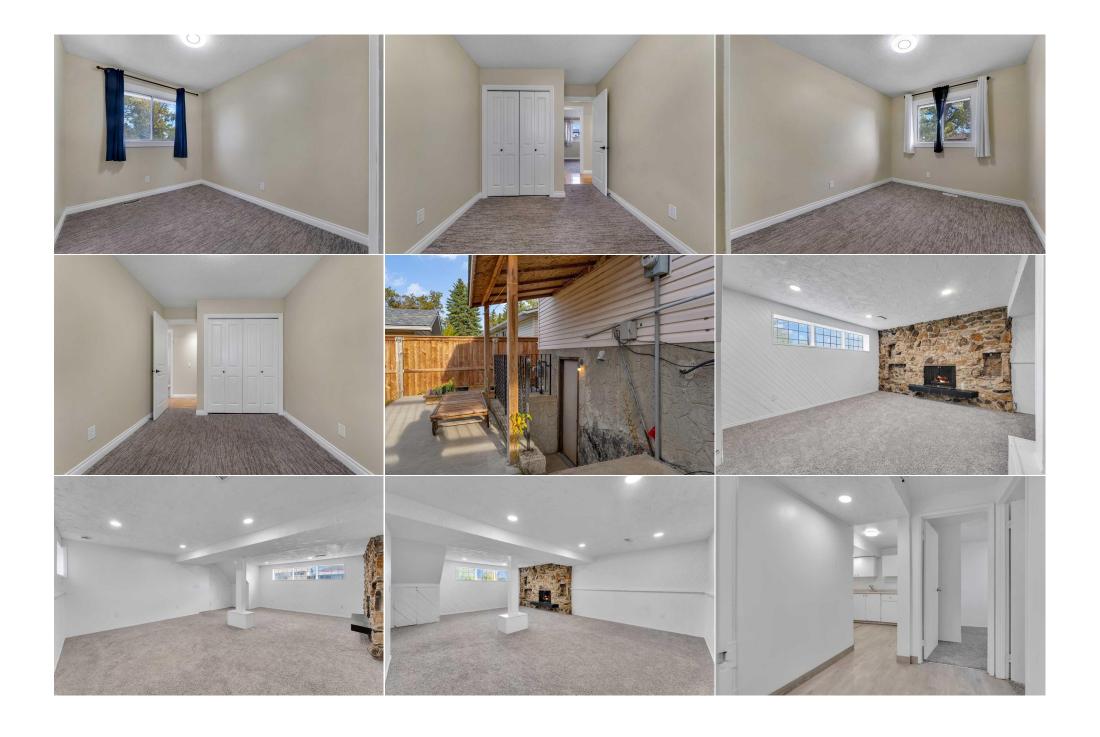


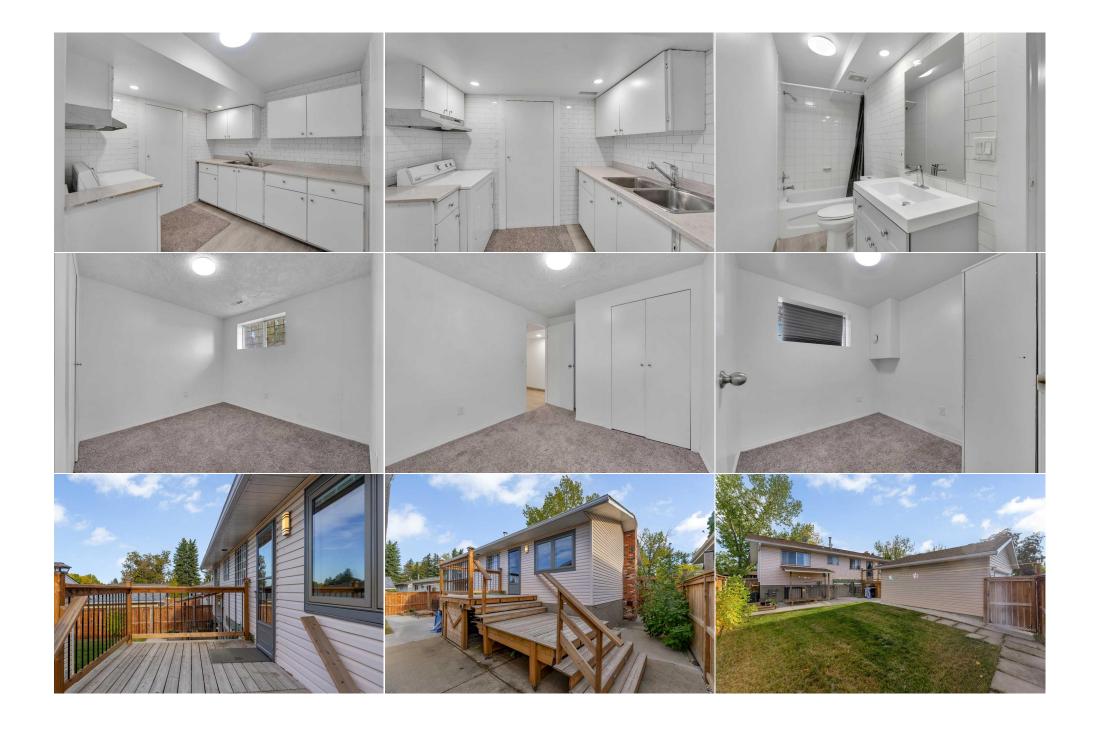
















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Garage Excluded Area 412.49 sq







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Main Fast: Store Ann 100 dd spirit

Tentor Ann 100 dd spirit

