



THE
A-TEAM

**RE/MAX
FIRST**

5112 WHITESTONE Way, Calgary T1Y 1T1

MLS®#: **A2184105** Area: **Whitehorn** Listing **12/19/24** List Price: **\$629,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1974** Abv Sqft: **1,135**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,994 sqft** Ttl Sqft: **1,135**
 Lot Shape:

DOM

2
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Many Trees**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Separate Entrance,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`10" x 4`0"
Dining Room	Main	10`0" x 10`10"
Bedroom - Primary	Main	13`4" x 11`6"
Bedroom	Main	10`3" x 8`1"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	10`1" x 9`1"
Dining Room	Basement	10`10" x 11`0"

Room	Level	Dimensions
Living Room	Main	11`6" x 16`1"
Kitchen	Main	13`5" x 13`2"
Bedroom	Main	10`3" x 10`1"
2pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	11`10" x 10`1"
Family Room	Basement	17`10" x 11`0"
3pc Bathroom	Basement	

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

7410224

Remarks

Pub Rmks: **2 BEDROOM ILLEGAL BASEMENT SUITE | 3 BEDROOM MAIN FLOOR UNIT | AIR CONDITIONING | HIGH-EFFICIENCY FURNACE | NEWER FLOORING | NEWER ROOF SHINGLES | OVERSIZED DOUBLE CAR GARAGE | LARGE YARD FOR OUTDOOR ENTERTAINING | CONVENIENT LOCATION CLOSE TO EVERYTHING! Savvy investors or first-time buyers are going to love this illegally suited property! Perfectly located on a quiet street within walking distance to transit, schools, parks and a variety of shops and amenities. This spacious and bright bungalow offers 2 rental opportunities or tons of room for multi-generational living. Upgrades include vinyl flooring, air conditioning, a high-efficiency furnace and newer roof shingles. The main floor is ideal for families with a welcoming living room that encourages relaxation in front of the stone-encased fireplace flanked by windows. Clear sightlines into the dining room provide great connectivity and unobstructed conversations with guests. White and neutral, the kitchen is a great layout with a window above the sink so you can easily keep an eye on the kids playing in the backyard. The primary bedroom is a peaceful retreat complete with its own private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms on this level are spacious and bright with easy access to the 4-piece main bathroom. Adding to the versatility and convenience is a fully equipped illegal suite with a separate entrance, a full kitchen and 2 bedrooms! The rear yard is the perfect escape for enjoying the warmer weather barbecuing on the large deck or unwinding on the concrete patio nestled amongst soaring trees. The oversized double detached garage further adds to your comfort and convenience, keeping vehicles safely out of the elements. This outstanding location is just around the corner from groceries, restaurants and shops with easy access to transit and major thoroughfares. Whitehorn is a family-friendly neighbourhood boasting a very active community association offering a large variety of programs and events, tennis courts, an ice rink and a basketball court. Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall and the airport are all close at hand. Truly an exceptional location for this 5 bedroom, illegally suited home!**

Inclusions: **Fridge, Stove and hood fan in the basement suite**

Property Listed By: **eXp Realty**

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









