



THE
A-TEAM

**RE/MAX
FIRST**

66 WHITMAN Close, Calgary T1Y 4H5

MLS® #: **A2187856** Area: **Whitehorn** Listing Date: **01/17/25** List Price: **\$529,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1978**
 Lot Information
 Lot Sz Ar: **2,798 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM

4
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow, Side by Side**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane, Back Yard, Front Yard, Interior Lot, Street Lighting, Rectangular Lot**
 Park Feat: **Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`1" x 8`7"	Bedroom	Main	12`10" x 7`11"
Bedroom	Main	10`1" x 11`6"	3pc Bathroom	Main	10`1" x 4`11"
2pc Ensuite bath	Main	9`9" x 6`4"	Kitchen	Main	9`6" x 9`11"
Living Room	Main	13`3" x 15`11"	3pc Bathroom	Lower	6`5" x 5`2"
3pc Bathroom	Lower	4`0" x 8`11"	Bedroom	Lower	10`11" x 12`7"
Bedroom	Lower	11`11" x 15`6"	Kitchen	Lower	12`2" x 9`0"
Laundry	Lower	9`8" x 3`8"	Living Room	Lower	10`11" x 12`11"

Furnace/Utility Room

Lower

3`10" x 5`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7711574

Zoning:

R-C2

Remarks

Pub Rmks:

Beautiful Renovation with Brand New: Electrical, Plumbing, Roof, Windows, Soffits, Fascia, Flooring, Appliances and more! Open Floor Plan | Recessed Lighting | Sparkling Kitchen | Quartz Countertops | Full Height Cabinets | 3 Beds 1.5 Baths Main Level | 2 Bed 2 Bath Basement Suite(illegal) | Separate Interior Entry | 8FT Basement Ceilings | Egress Windows | Separate Laundry | Rear Deck | Fully Fenced Backyard | RV Parking Gate | Alley Access. Welcome to your stunningly renovated semi-detached home boasting 961SqFt on the main level and 796SqFt in the basement suite(illegal). Open the front door to a landing with secure entry to the main and lower levels. The main level has an open floor plan, 3 bedrooms and 1.5 full bathrooms. The kitchen is sparkling with quartz countertops, dual toned cabinets, full height upper cupboards and brand new stainless steel appliances. The living room facing the street has a beautiful brand new window with natural light beaming inside. Enjoy the comfort and style of an electric fireplace in the living room too! The 3 bedrooms are all spacious. One of the rear bedrooms has sliding glass doors that lead to the back deck and yard! The 2pc bath on this level has the stacked washer/dryer to not take away from any of your living space. Downstairs, the 2 bedroom basement suite(illegal) has its own beautiful kitchen. Finished with quartz countertops, sleek white backsplash, stainless steel appliances, two toned cabinets with a full height upper row! The recessed lighting and egress windows keep this space bright and welcoming. The primary bedroom on the lower level has a 3pc bath with a corner shower. The 2nd bedroom is spacious and on the opposite side of the basement supplying additional privacy. The main 4pc bathroom has a tub/shower combo and single vanity with storage below. The basement suite(illegal) has its own laundry and storage! Outside is a deep backyard with a deck and lawn to enjoy in the summer months. The rear lane and RV Parking style gate allows for rear parking at this home, street parking is readily available at the front too. Hurry and book a showing at this beautiful home today!

Inclusions:

Property Listed By:

Basement: Electric Stove, Microwave Hood Fan, Dishwasher, Refrigerator, Washer, Dryer

RE/MAX Crown

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











