



**GRASSROOTS**  
REALTY GROUP

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**4173 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2234174**



**\$624,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

**Inclusions:** All Window Coverings

This is not your average listing &ndash; This massive deck comes with a renovated 4-bedroom home! The deck is so amazing, the renovated house is a bonus. Step out from your brand new kitchen, complete with quartz countertops, stainless steel appliances, and an almost new Bosch dishwasher onto the huge deck. It&rsquo;s above a 2-car attached garage so the deck has partial views of the Rocky Mountains. Inside, the house is a total gem &ndash; Vaulted ceilings, new bathrooms, newer carpets, and a newer furnace, and hot water tank, so you&rsquo;ll be cozy year-round. The primary bedroom is spacious. Plus, there&rsquo;s a pocket door making the bath next to it a full ensuite bath. The other three bedrooms are equally impressive, with huge windows. Use one as a den or office. Located in a prime spot with parking for multiple vehicles, and just a short walk to schools, transit, and shopping, you&rsquo;ll love how convenient it is to live here. But really, the deck&rsquo;s the thing. It&rsquo;s one of a kind. Trust me, decks like this don&rsquo;t come around every day. Call your agent today and snag the deck of your dreams&hellip; and, you know, the house too! ??