



**GRASSROOTS**  
REALTY GROUP

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**28 Whiteridge Place NE**  
**Calgary, Alberta**

**MLS # A2235545**



**\$585,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,790 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Private		

**Heating:** Mid Efficiency, Fireplace(s), Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Central Vacuum (no attachments) and 1 Garage Opener

An incredible opportunity awaits a growing family in the heart of Whitehorn. Tucked away on a quiet cul-de-sac and nestled on a large pie-shaped lot with a sunny west-facing backyard, this spacious two-storey split home offers 2,450 square feet of developed living space—providing ample room to grow, play, and thrive. With 4 spacious bedrooms, 3 full bathrooms, and a generous half bathroom, there’s plenty of room for family and guests alike. Just steps from green space and a playground, it’s an ideal setting for families seeking both community and convenience. The main floor offers a well-appointed layout with formal living and dining rooms, with the true heart of the home in its open kitchen area that overlooks the inviting family room, complete with a cozy fireplace—perfect for gatherings or relaxed evenings in. Enjoy your morning coffee in the bright nook area, where natural light pours in, creating a cheerful start to the day. The family room opens directly onto the patio and fully fenced backyard, offering a peaceful outdoor oasis ideal for soaking up the sun or entertaining friends and family. Children will love the huge backyard, which provides plenty of room to run, explore, and play freely. Upstairs, you’ll find three generously sized bedrooms, including a primary suite complete with a private 4-piece ensuite and a spacious walk-in closet. The fully developed basement adds even more versatility, featuring a large recreation room, an additional 4th bedroom (note: it does not meet legal egress requirements), and a fully renovated bathroom—ideal for guests, teens, or extended family. Notable updates include a renovated basement, newer shingles (2012), dual furnaces, and dual humidifiers—ensuring year-round comfort and efficiency. Ideally located just minutes from the Whitehorn

LRT station, shopping centres, schools, parks, and Peter Lougheed Hospital, this home offers an exceptional blend of space, functionality, and location. With endless potential to personalize and make it your own, homes of this size and setting rarely become available at this price point. Don't miss your chance to call it home.