



**GRASSROOTS**  
REALTY GROUP

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**5023 Whitehorn Drive NE**  
**Calgary, Alberta**

**MLS # A2238007**



**\$519,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	899 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, On Street, Other, Outside, Rear Drive, See Remarks		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Concrete, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	French Door, No Smoking Home, Pantry, See Remarks, Storage		

**Inclusions:** shed

Over 1500 sq ft of livable space . Welcome to this beautifully updated with a total of 3 bedrooms , 2 bathrooms 4 level split family home with a cozy farmhouse charm. Nestled on a desirable corner lot in the heart of the community of Whitehorn. This home offers charm, functionality and convenience. The property boasts a freshly renovated interior , featuring brand new flooring , fresh paint and like new appliances!. Upon entering , you'll be welcomed by a cozy living room, a spacious Kitchen and pantry, a bright dining room. There's additionally a 4 pc s bathroom on main and a spacious master bedroom which is current used as the sellers craft room. Just off the Kitchen are French doors that leads out to the back yard with that Alberta Big Sky southern exposure. There's ample room in the back yard for the children to play with the built in sand box, additionally there's Natural gas BBQ hook up, two storage shed and access to the detached large double garage . The back yard is fully fenced with areas for potting out plants. This vibrant , family friendly neighborhood is home to excellent schools , including Colonel J. Fred Scott school ( kindergarten to Grade 6, Chief Justice Milvian school, ( kindergarten to grade 6),Annie Gale School (grade 6-9) Lester B Pearson High school ( grade 10-12). The Whitehorn Community Association provides easy access to various programs and services, including children's activities , seniors' programs, playgroups and fitness classes-all within walking distance. Enjoy nearby tennis and basketball courts , outdoor skating rinks as well expansive green spaces , bike paths and parks. Perfect for children and outdoor enthusiasts. There's excellent transit access close to LRT station and abundance of local and major amenities-including a plaza across the street featuring a convenience store, Pharmacy, soon to be a

Doctors office. Also a barbershop , liquor store , Pizza and Chinese food. The property is close access to shopping mall/Grocery stores , school playgrounds , bike paths , swimming pools and the Hospital. This home is designed for both convenience and comfort, Don't miss the opportunity to make this property your own!