



GRASSROOTS
REALTY GROUP

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51 Whitewood Bay NE
Calgary, Alberta

MLS # A2243381



\$579,995

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,132 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, Many Trees,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	Gazebo		

Welcome to the prestigious 51 Whitewood Bay NE! Freshly painted! This beautiful MOVE IN READY and rare 3 level split home has it all, including 120,000\$ worth of QUALITY UPGRADES done to the home and located in a beautiful quiet cul-de-sac. Upon walking up you will notice the fully renovated exterior with beautiful Mature trees, leading you into the door you will be greeted to an open concept layout, boasting your grand living space including sizeable windows allowing substantial natural sunlight. You will find your sizeable updated kitchen with plenty of cabinetry for your needs, high end stainless steel appliances, and beautiful GRANITE counter tops, that wrap around for plenty of counter space, did I mention LED under cabinet lighting.. The dining area is perfectly situated to fit an exquisite dining table, with a great deal of newer windows to enjoy your natural lighting, Taking a few steps upstairs you will be greeted to your 3 sizeable bedrooms, including your Primary bedroom boasting a great deal of closet space, on this level you will also find your beautiful renovated 4 piece bathroom. On the lower level you will find a great deal of space to enjoy quality family time, along with a wet bar to accompany family and friends, you will notice the abundance of windows allowing natural sunlight. The engineering on this level also thought of your winter months to keep you cozy, you will discover a beautiful brick wall enclosed with a wood burning fire place. To complete your lower level you have a 3ft crawl space, that runs along the side of the house boasting an enormous amount of storage space for all your needs. As you approach the backyard, you are greeted by a complete upgraded beautiful yard that includes new concrete, stamped concrete, river rocks, a double car garage, new fencing throughout, birch wood trees, you will also find your over size gazebo to accompany family

and friends, built in gas BBQ, new garage door and motor. Some of the upgrades include new siding, exterior lights, exterior landscaping front and back, new windows around the whole home, new carpet, new tiles, new paint, new lighting, new kitchen, all bathrooms renovated, and PLENTY MORE!! Don't miss out on this rare opportunity to own one of the most admirable homes located in the heart of Whitehorn. Call me today to set up your private viewing!