



**GRASSROOTS**  
REALTY GROUP

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**247 Whiteside Road NE**  
**Calgary, Alberta**

**MLS # A2245412**



**\$529,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,082 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		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Gazebo, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** n/a

Super nice, well maintained, bungalow with double detached garage. New class 4, impact resistant shingles installed just a couple of years ago. Main floor window all replaced approximately 5 years ago. Nestled among the trees, this home can be yours! From front entry, the large livingroom with brick, wood burning fireplace, is a warm welcome. Laminate floors through out the main level. The large bright kitchen with dining area, includes all the appliances, including electric range, fridge, over the range microwave/hoodfan, dishwasher, and recently installed window air conditioner for those hot summer days. 2 secondary bedrooms, and updated 4pc main bathroom with tile floor and spacious primary bedroom, with 2pc ensuite bath (accessible from rear entry as well). Downstairs in finished with huge family room, huge recreation room and potential 4th bedroom, however the window is non egressible . Laundry room with washer dryer included. Deep freezer and bar fridge also included. What a gorgeous, very private backyard. Includes huge concrete patio area, a 12 x 12 Gazebo, and garden shed, and of course the double insulated and drywalled garage with work bench and handy shelving. Home is in fantastic condition. Just move right in!