



GRASSROOTS
REALTY GROUP

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204 Whitestone Crescent NE
Calgary, Alberta

MLS # A2246999



\$699,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,211 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, Off Street, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: Security cameras hardwired into the property all on the exterior, master bedroom set (bed, dressers, nightstands)

The amazing curb appeal is only the beginning of all the features this home has to offer! Boasting a total of 4 generously sized bedrooms, 2.5 baths, 3 family rooms, and plenty of parking for everyone, this 4 level split is spacious and offers a private outdoor oasis for entertaining or relaxation. On the main level, the family room and formal dining room welcome you in with rich Brazilian hardwood leading into the tiled kitchen with newer appliances and a separate family dining area. Upstairs you'll find the 2 bedrooms, a full bath and primary bedroom with a 4pc ensuite with a jetted tub. On the third level separate entrance walkout, is the 4th bedroom, half bath and family room with a wood burning fireplace. On the fully developed lower level, you'll find the laundry room, spacious rec/games room and a full kitchenette. Outside you'll find TWO DOUBLE DETACHED GARAGES along with a driveway to fit 3 additional cars or RV. The garage rooftop deck, garden, landscaped yard, mature fruit trees and flowers complete the backyard. The large front porch also provides a cooler, shaded outdoor area to enjoy on a quiet street while admiring the flowers and cherry tree in the front yard. New central air conditioning (2025), newer furnace (2023), newer hot water tank (2023), pot lights and vinyl windows are just a few value additions ensure to provide comfort while in the home.